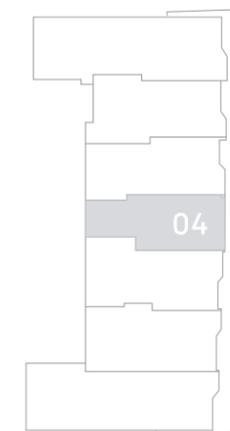
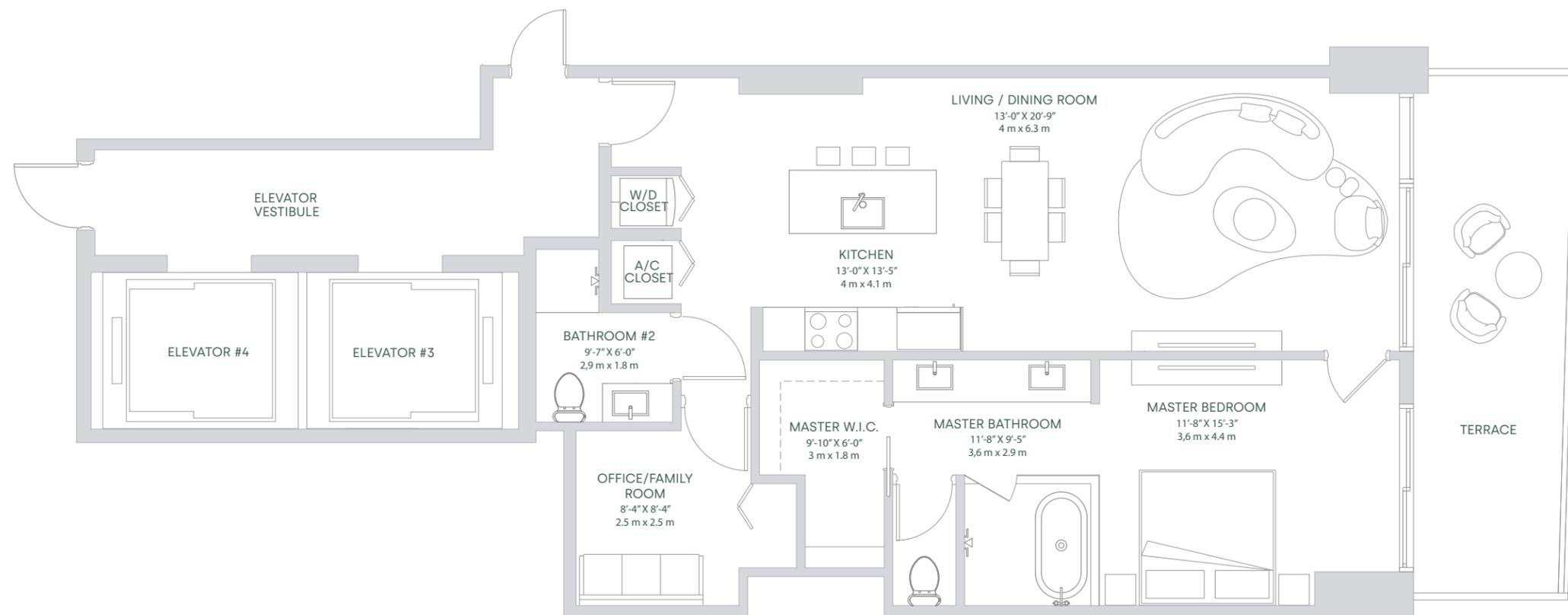


PANORAMIC RESIDENCES
LEVEL 03-46

TOTAL SQ.FT.	1,228 SQ.FT	115 SQ.MT
A/C AREA	1,028 SQ.FT	96 SQ.MT
TERRACE	200 SQ.FT	19 SQ.MT

UNIT 04

1 BEDROOM + OFFICE
2 BATHROOMS



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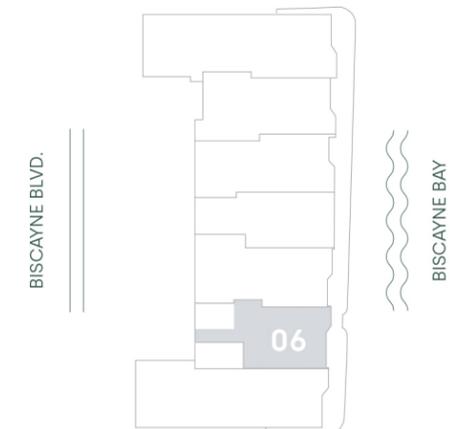
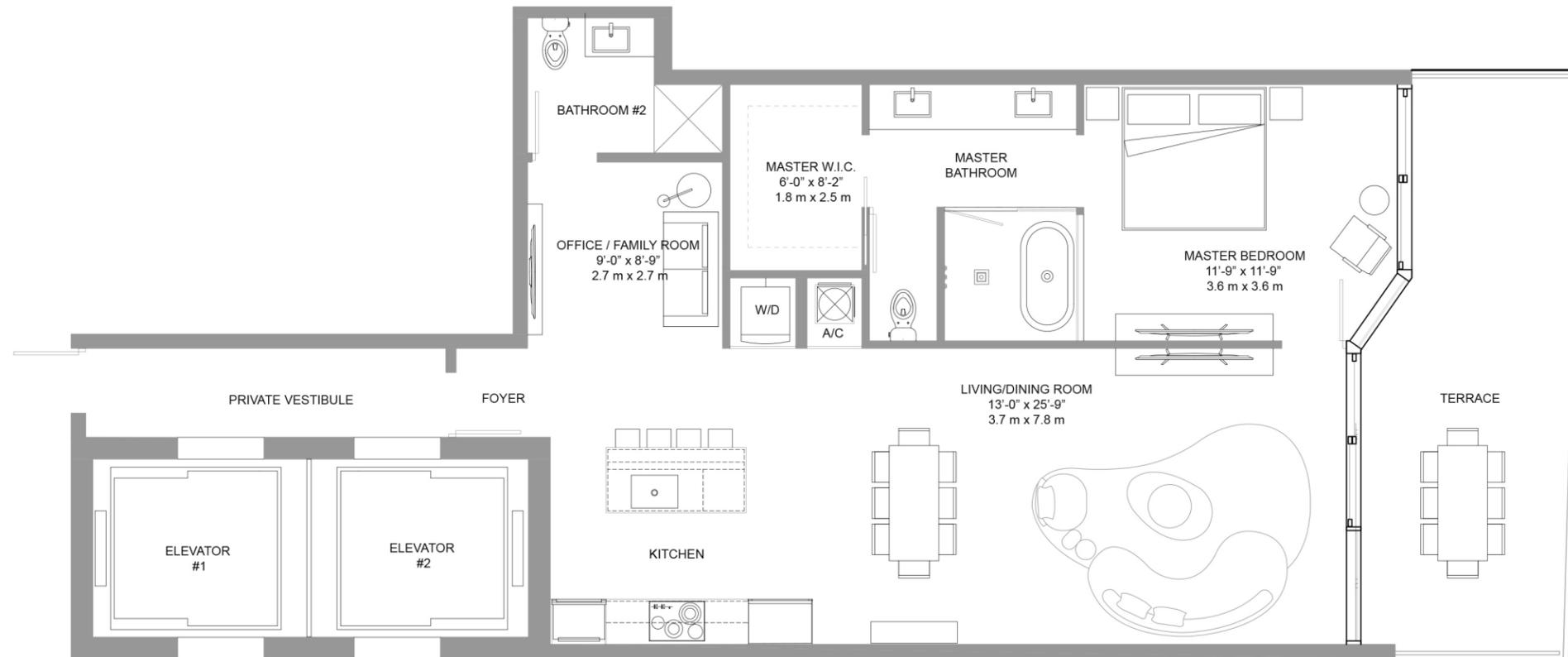
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PANORAMIC RESIDENCES
LEVELS 21

TOTAL SQ.FT.	1,462 SQ.FT.	135 SQ. MT.
A/C AREA	1,221 SQ.FT.	113 SQ. MT.
TERRACE	241 SQ.FT.	22 SQ. MT.

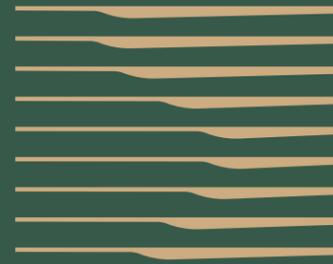
UNIT 06

1 BEDROOM + OFFICE
2 BATHROOMS



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ARIA
RESERVE
MIAMI

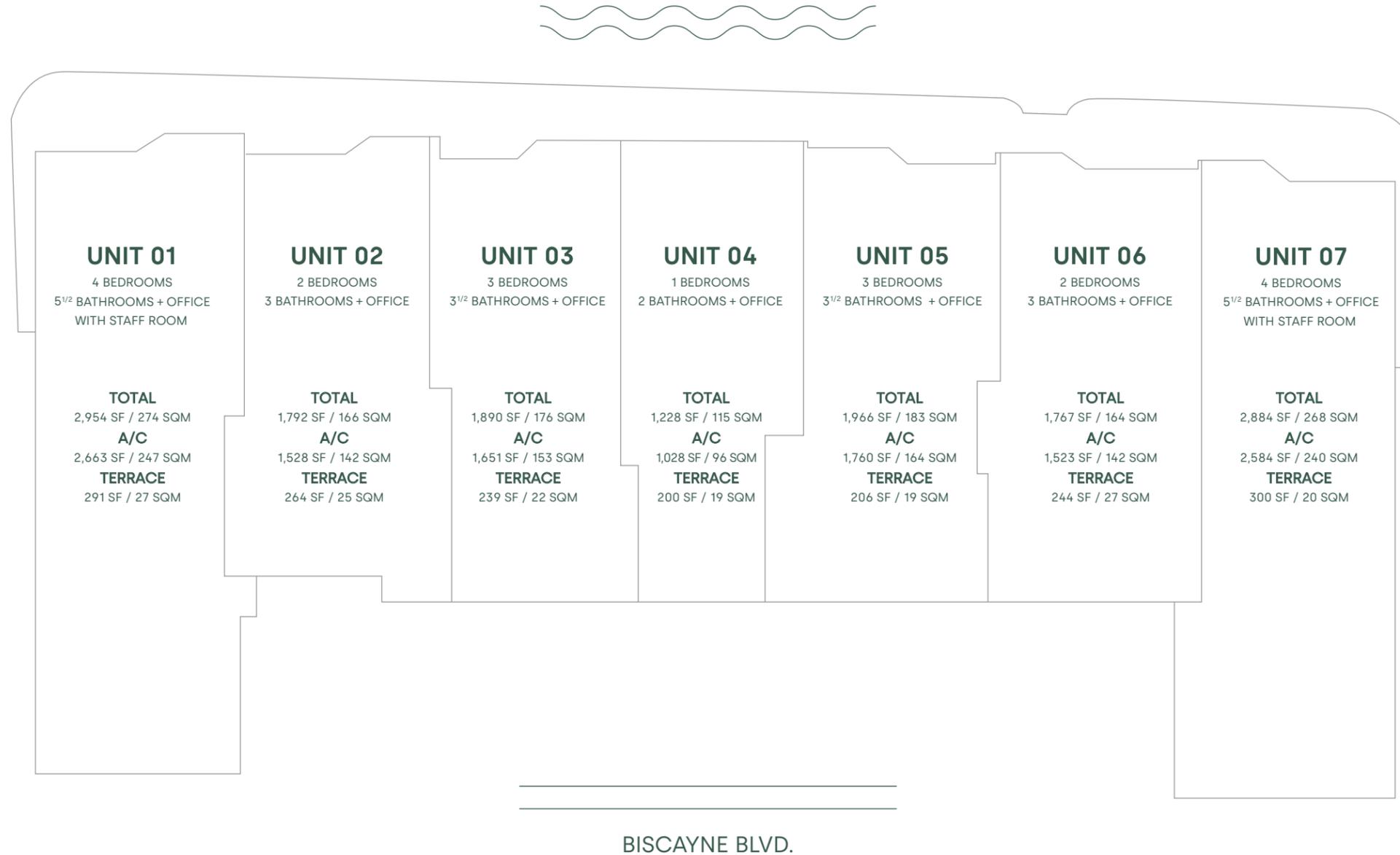
Panoramic and Skyview Residences Floorplans

DISCOVER

Panoramic and Skyview Residences Floorplans



BISCAYNE BAY



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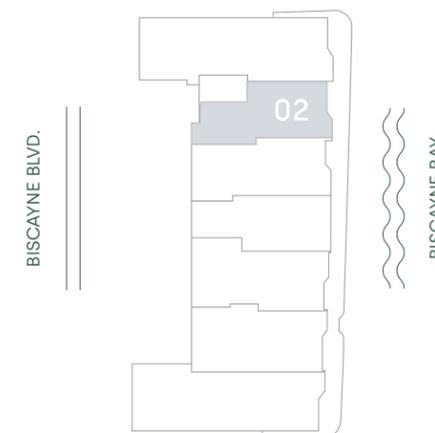
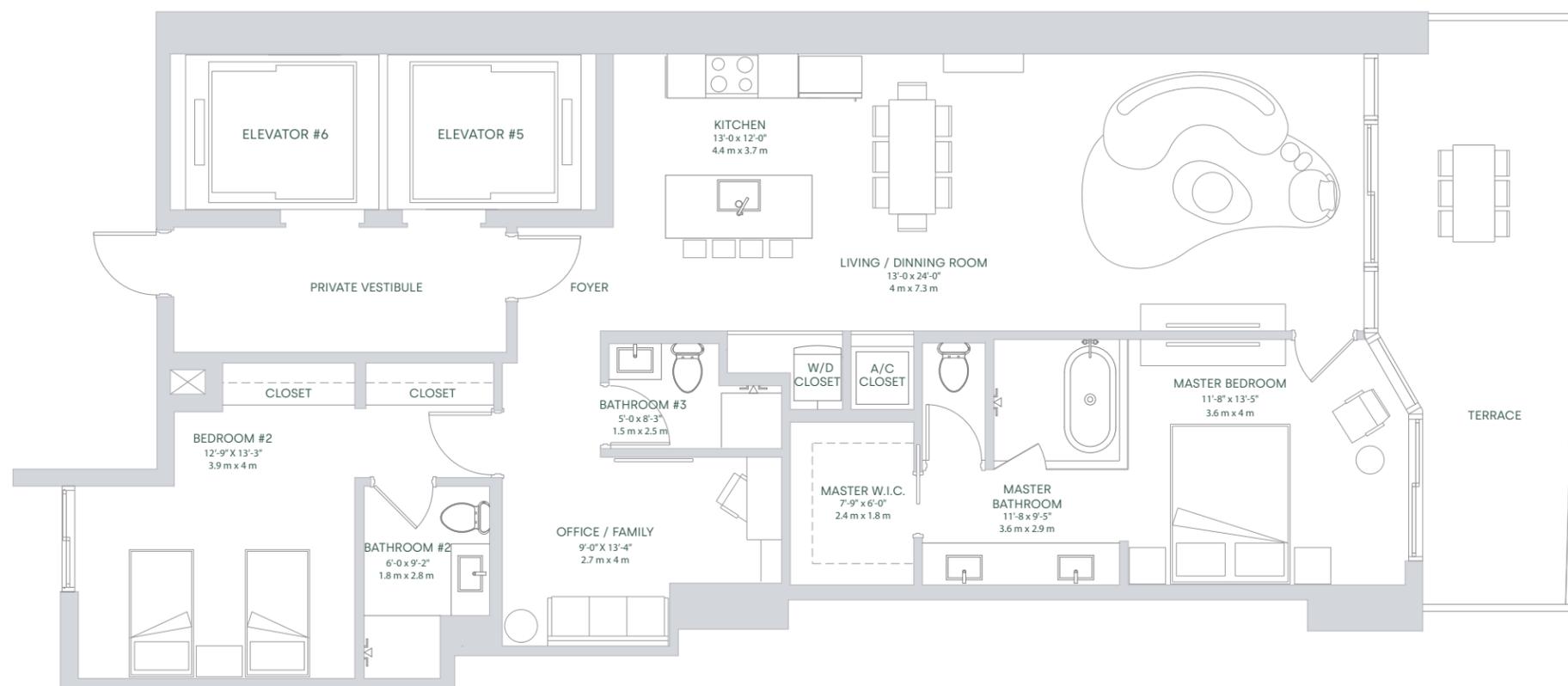
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PANORAMIC RESIDENCES
LEVEL 03-46

TOTAL SQ.FT.	1,792 SQ.FT	166 SQ.MT
A/C AREA	1,528 SQ.FT	142 SQ.MT
TERRACE	264 SQ.FT	25 SQ.MT

UNIT 02

2 BEDROOMS + OFFICE
3 BATHROOMS



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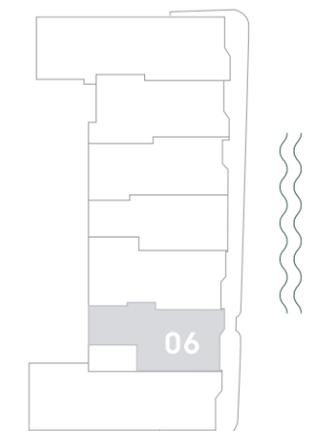
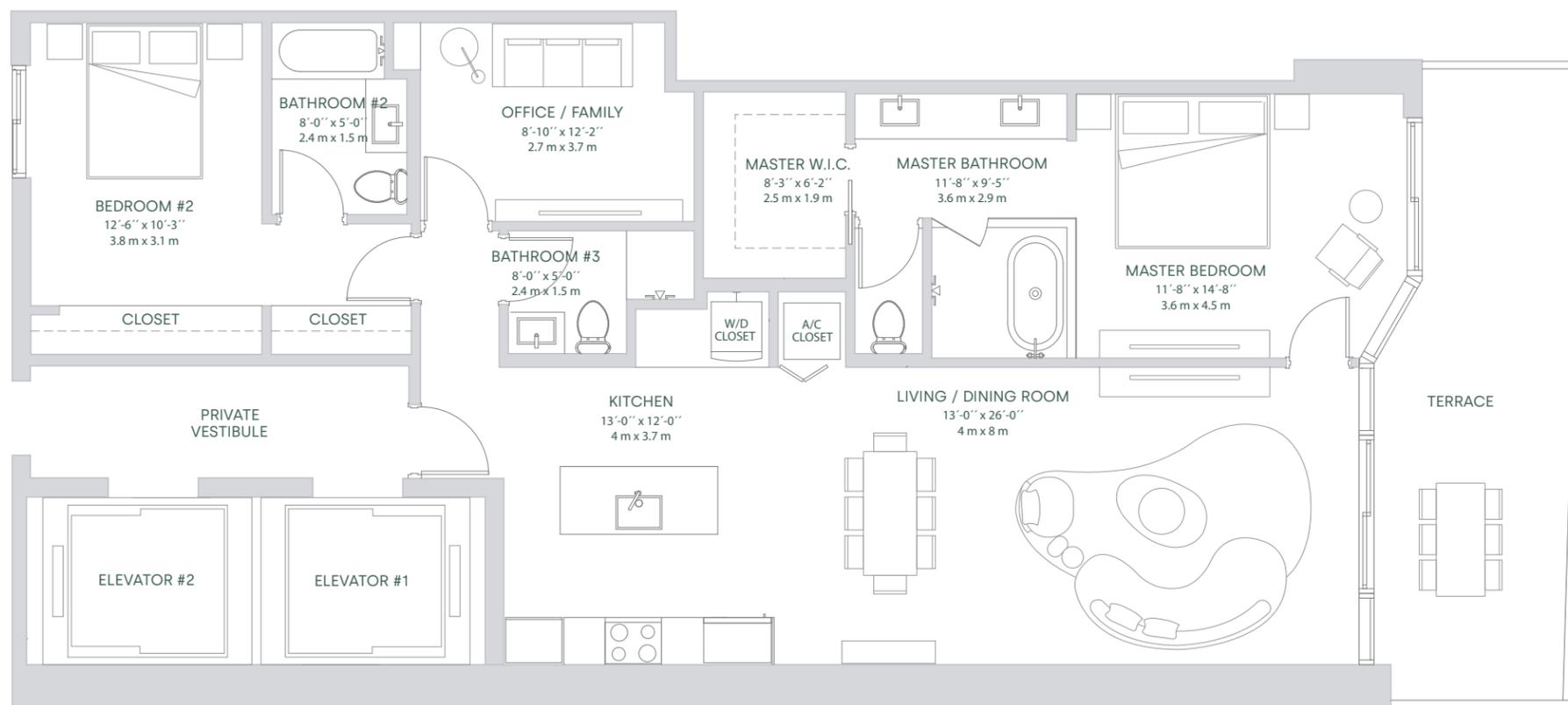
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PANORAMIC RESIDENCES & SKYVIEW RESIDENCES
LEVEL 03-50 LEVEL 51-56

TOTAL SQ.FT.	1,767 SQ.FT	164 SQ.MT
A/C AREA	1,523 SQ.FT	142 SQ.MT
TERRACE	244 SQ.FT	27 SQ.MT

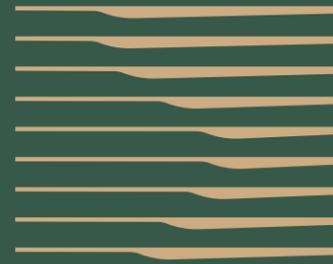
UNIT 06

2 BEDROOMS + OFFICE
3 BATHROOMS



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ARIA
RESERVE
MIAMI

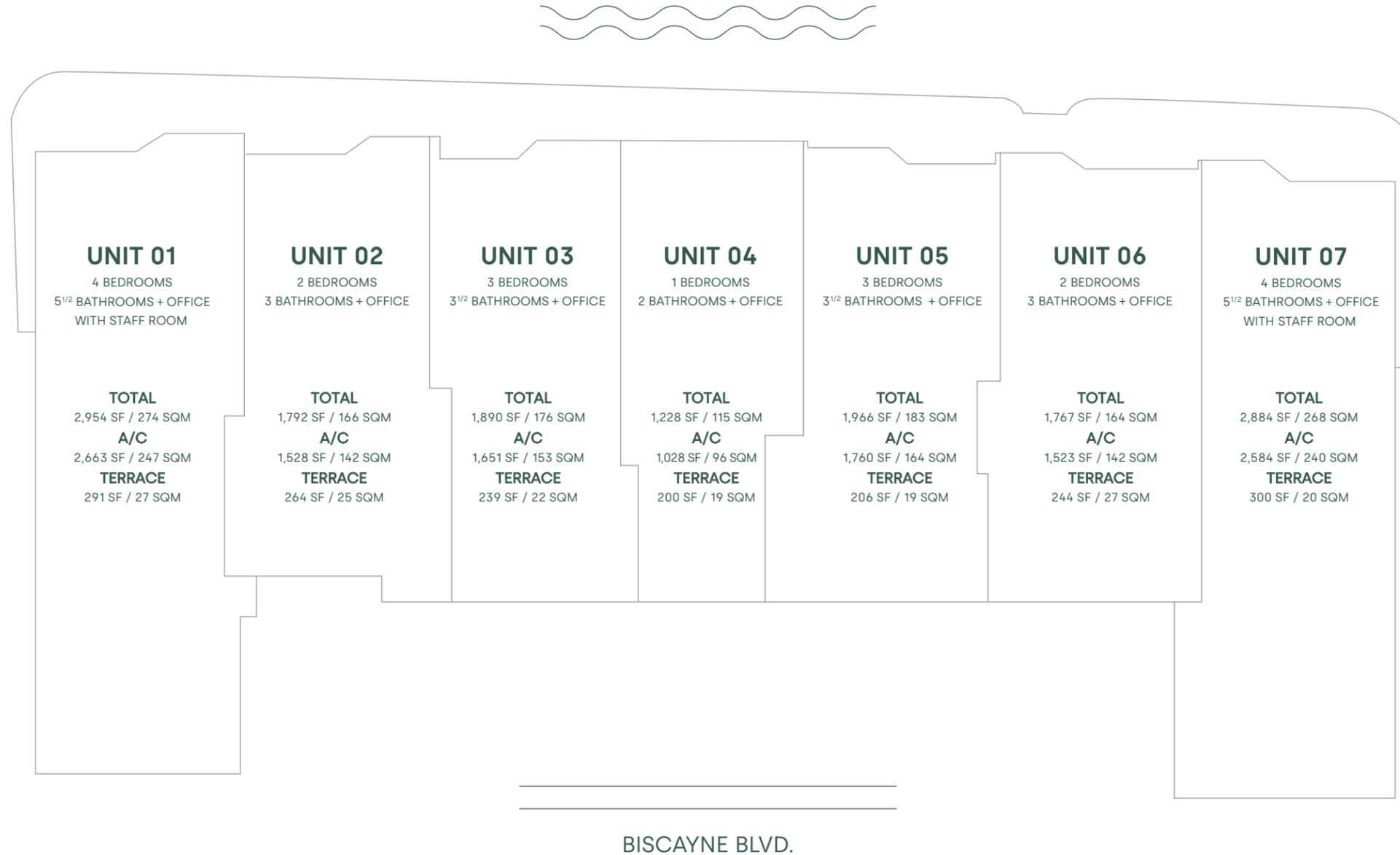
Panoramic and Skyview Residences Floorplans

DISCOVER

Panoramic and Skyview Residences Floorplans



BISCAYNE BAY



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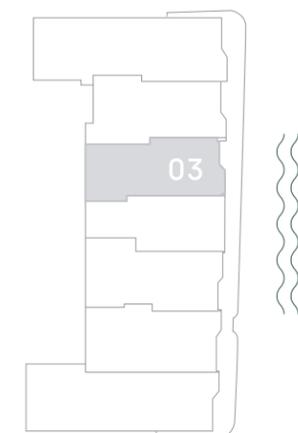
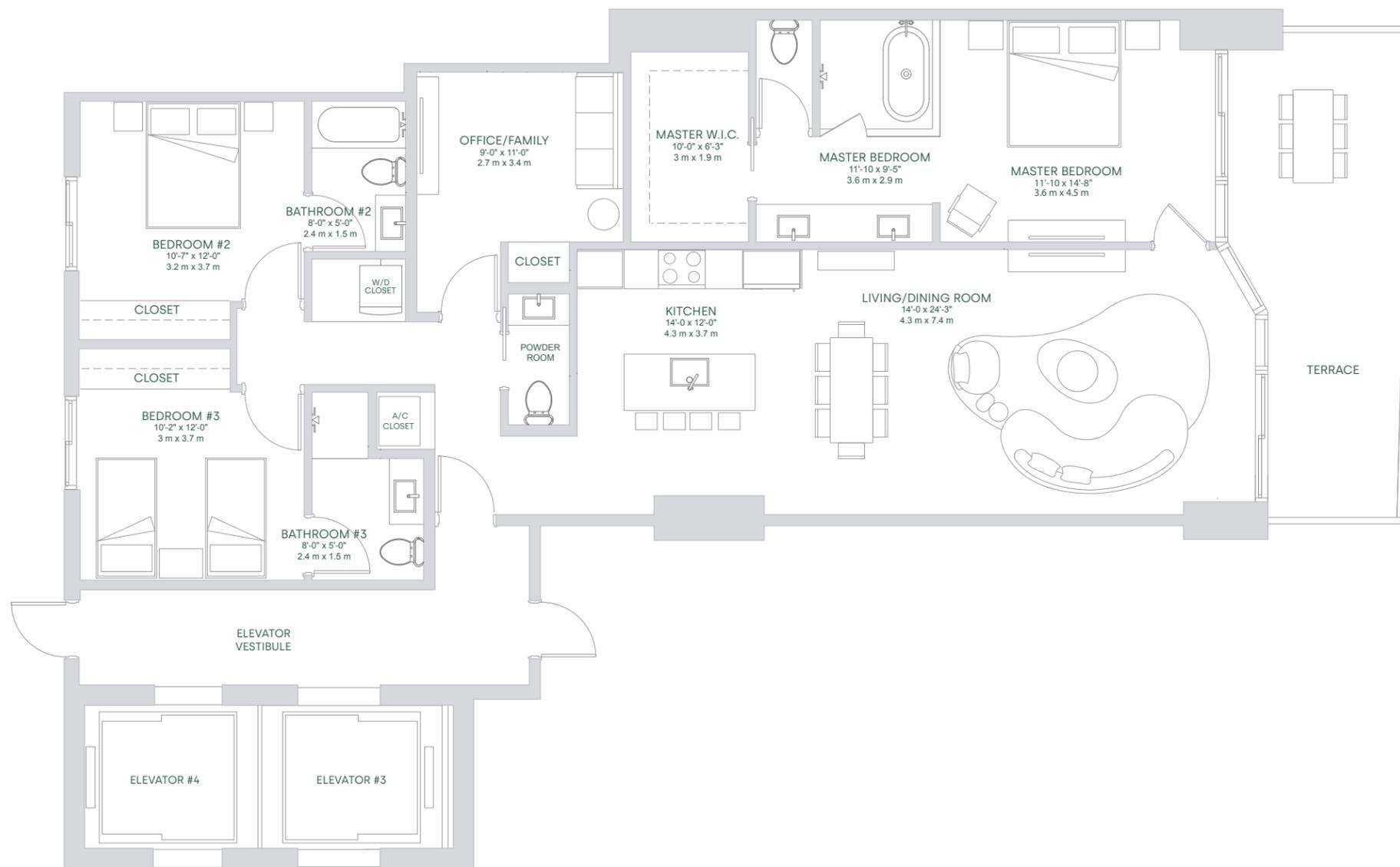
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PANORAMIC RESIDENCES
LEVEL 03-46

TOTAL SQ.FT.	1,890 SQ.FT	176 SQ.MT
A/C AREA	1,651 SQ.FT	153 SQ.MT
TERRACE	239 SQ.FT	22 SQ.MT

UNIT 03

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



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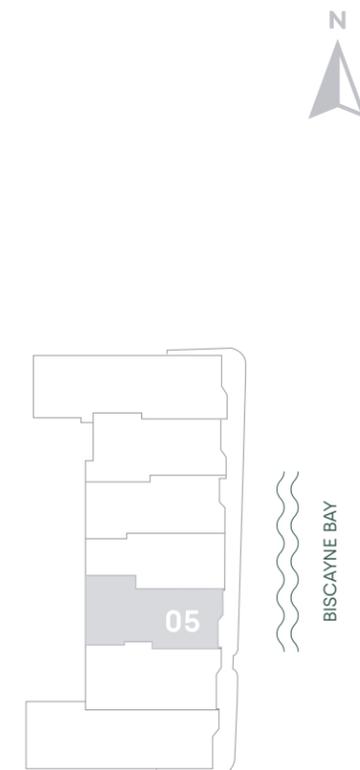
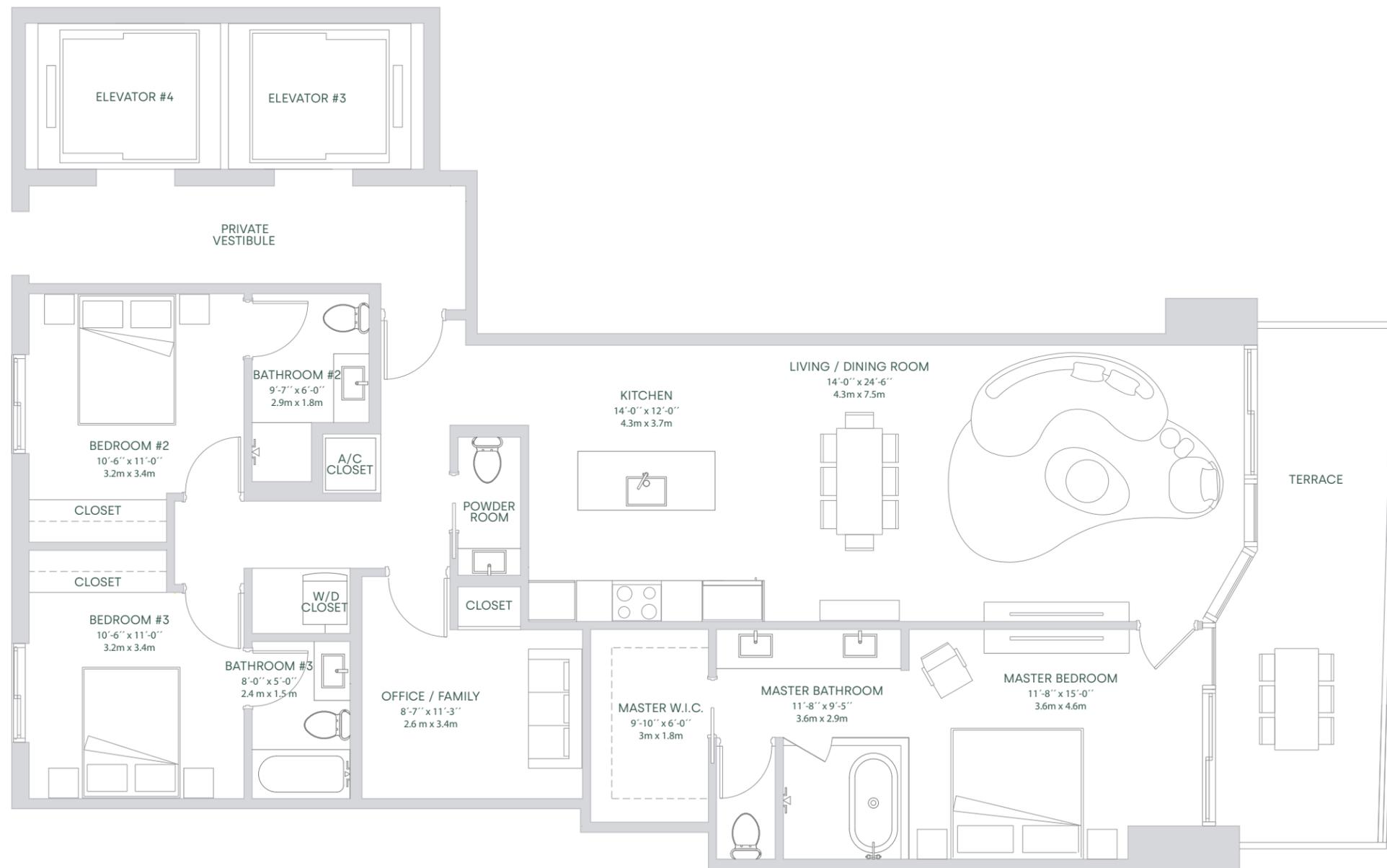
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PANORAMIC RESIDENCES & SKYVIEW RESIDENCES
LEVEL 03-50 LEVEL 51-56

TOTAL SQ.FT.	1,966 SQ.FT	183 SQ.MT
A/C AREA	1,760 SQ.FT	164 SQ.MT
TERRACE	206 SQ.FT	19 SQ.MT

UNIT 05

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



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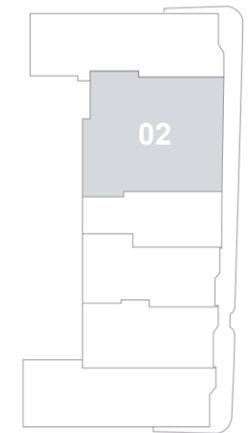
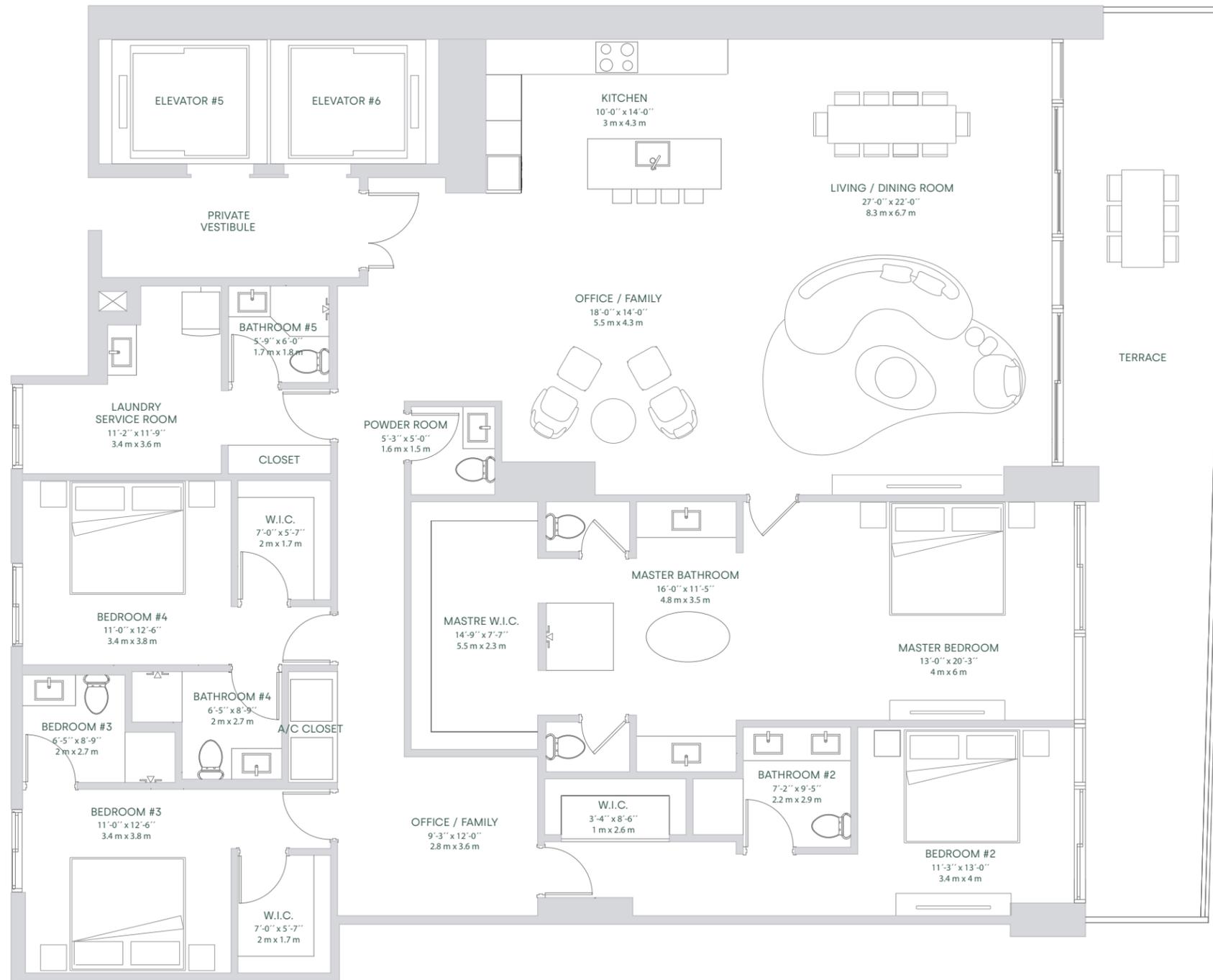
SKYVIEW RESIDENCES
LEVEL 47-56

TOTAL SQ.FT.	3,670 SQ.FT	341 SQ.MT
A/C AREA	3,189 SQ.FT	296 SQ.MT
TERRACE	481 SQ.FT	45 SQ.MT



UNIT 02

4 BEDROOMS + OFFICE
5 1/2 BATHROOMS



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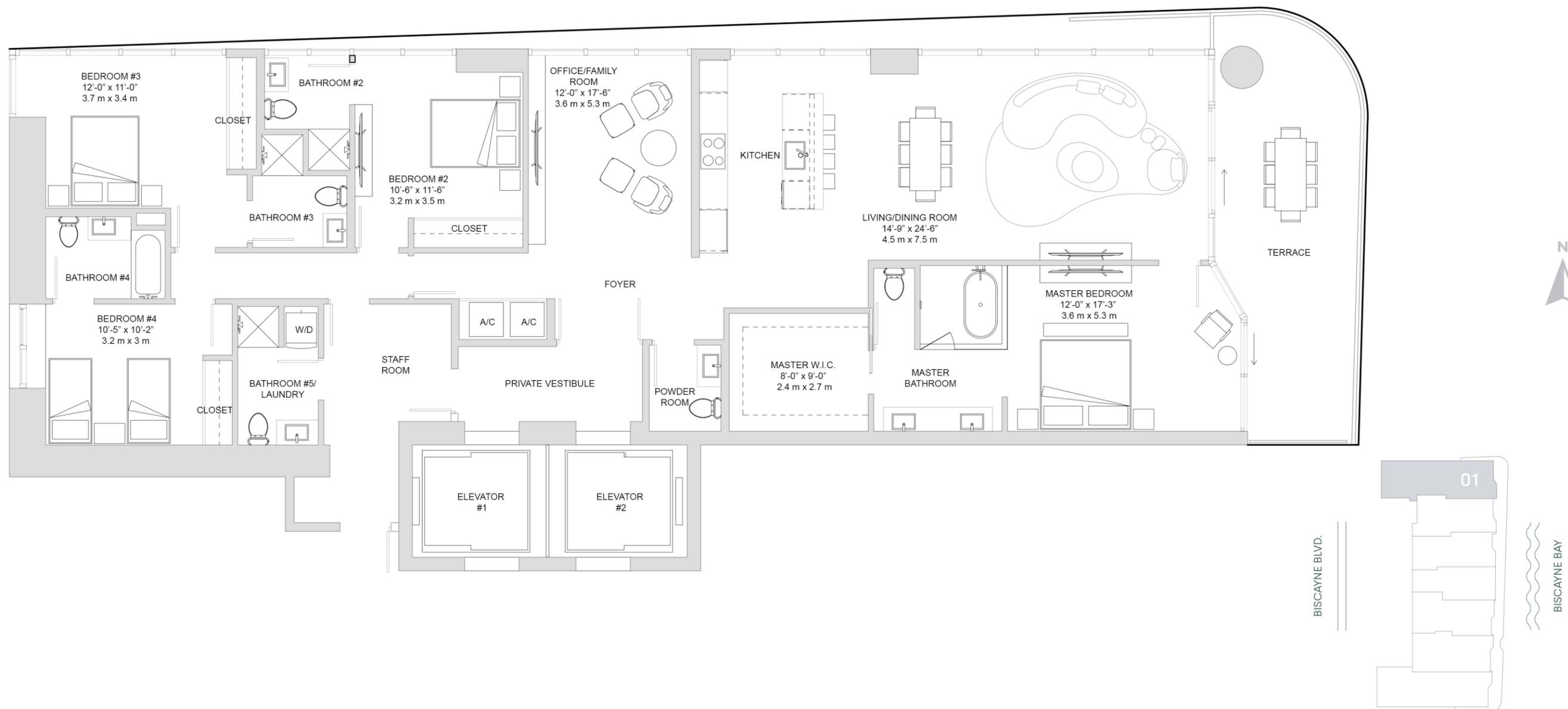
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PANORAMIC RESIDENCES
LEVELS 03 TO 56

TOTAL SQ.FT.	2,978 SQ. MT.	277 SQ. MT.
A/C AREA	2,686 SQ. MT.	250 SQ. MT.
TERRACE	292 SQ. MT.	27 SQ. MT.

UNIT 01

4 BEDROOMS + OFFICE
5^{1/2} BATHROOMS
WITH STAFF ROOM



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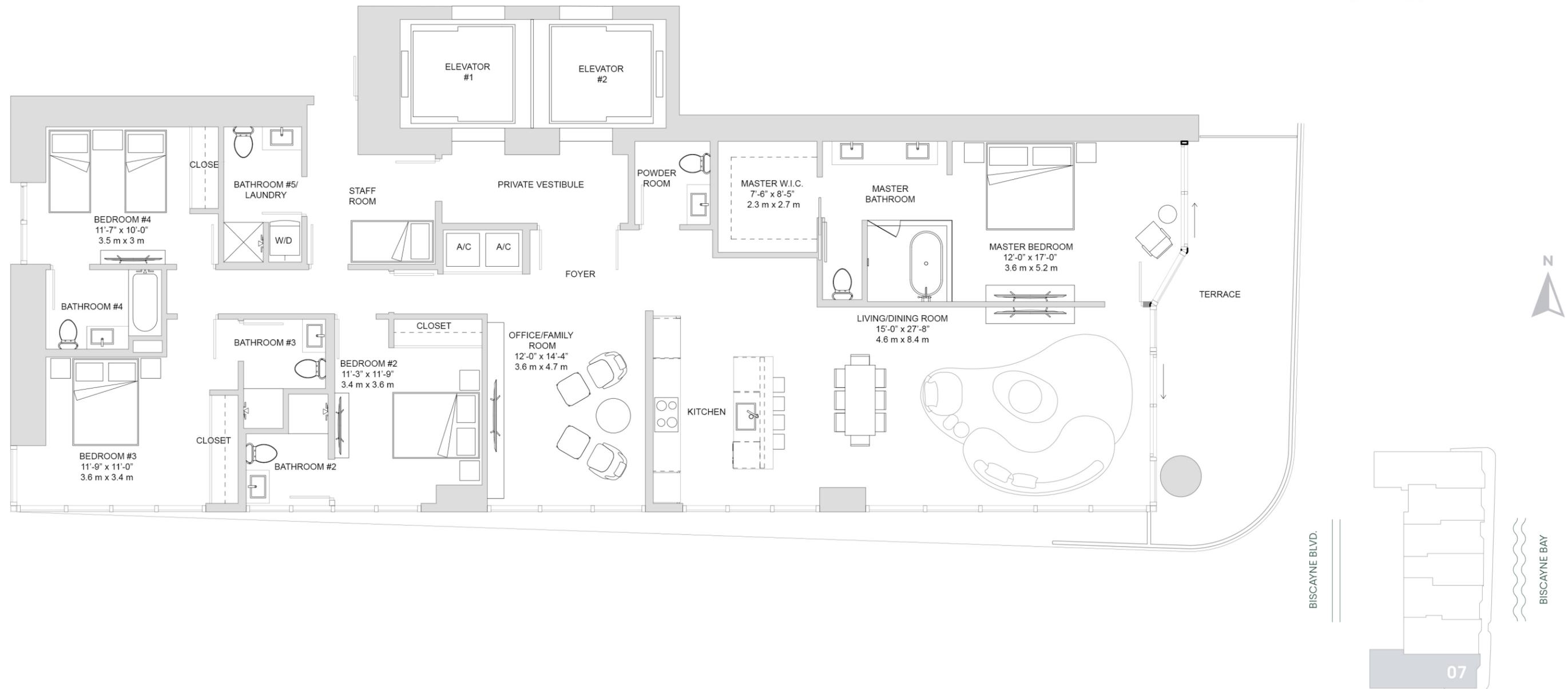
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PANORAMIC RESIDENCES
LEVELS 03 TO 56

TOTAL SQ.FT.	2,880 SQ.FT.	268 SQ. MT.
A/C AREA	2,582 SQ.FT.	240 SQ. MT.
TERRACE	298 SQ.FT.	28 SQ. MT.

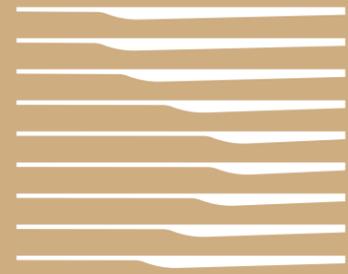
UNIT 07

4 BEDROOMS + OFFICE
5 1/2 BATHROOMS
WITH STAFF ROOM



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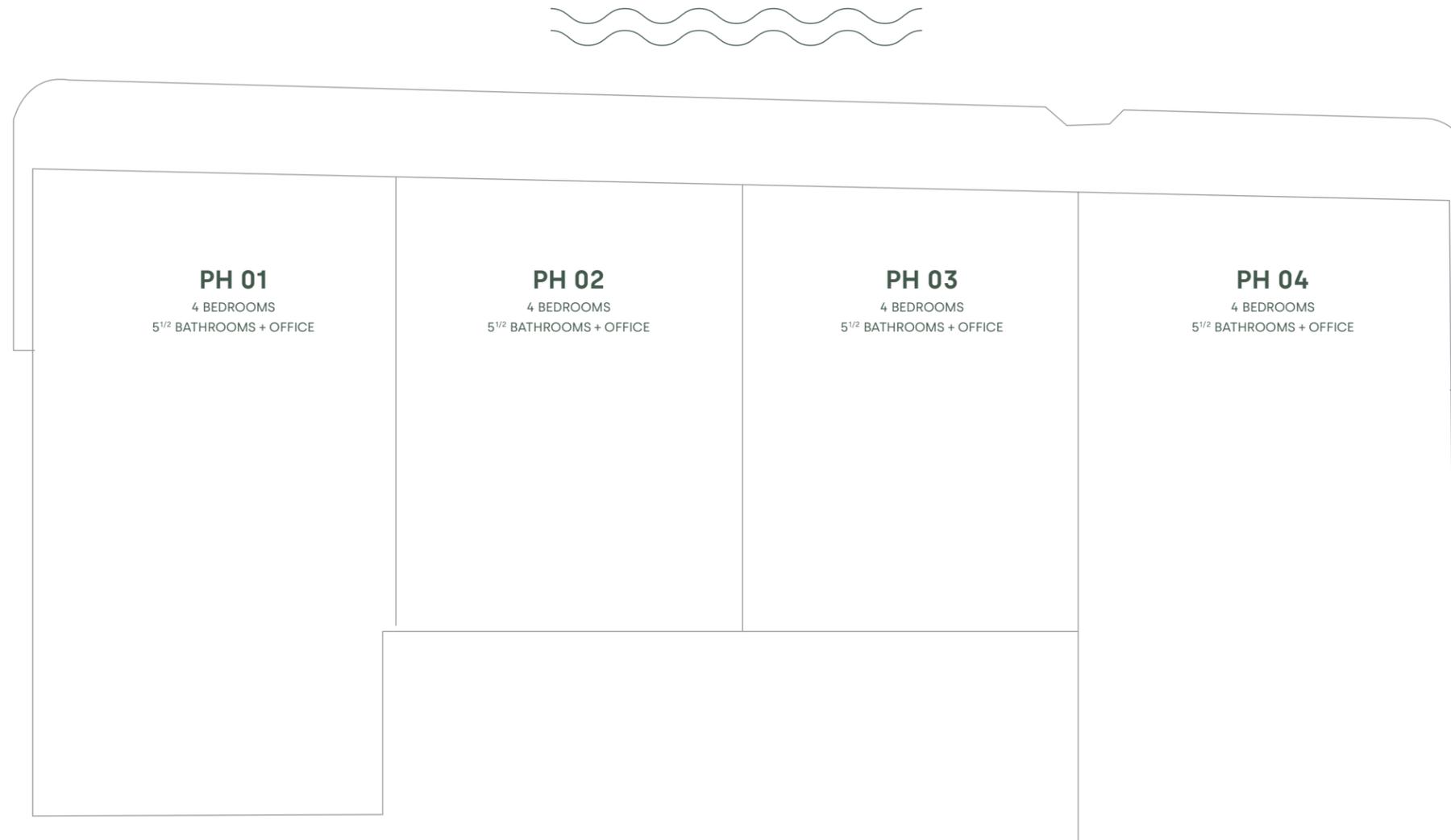
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ARIA
RESERVE
MIAMI

PENTHOUSE COLLECTION / Penthouses

BISCAYNE BAY



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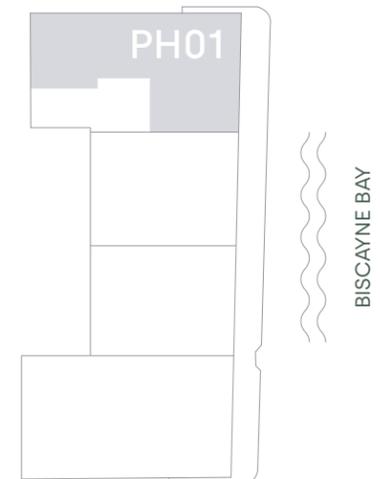
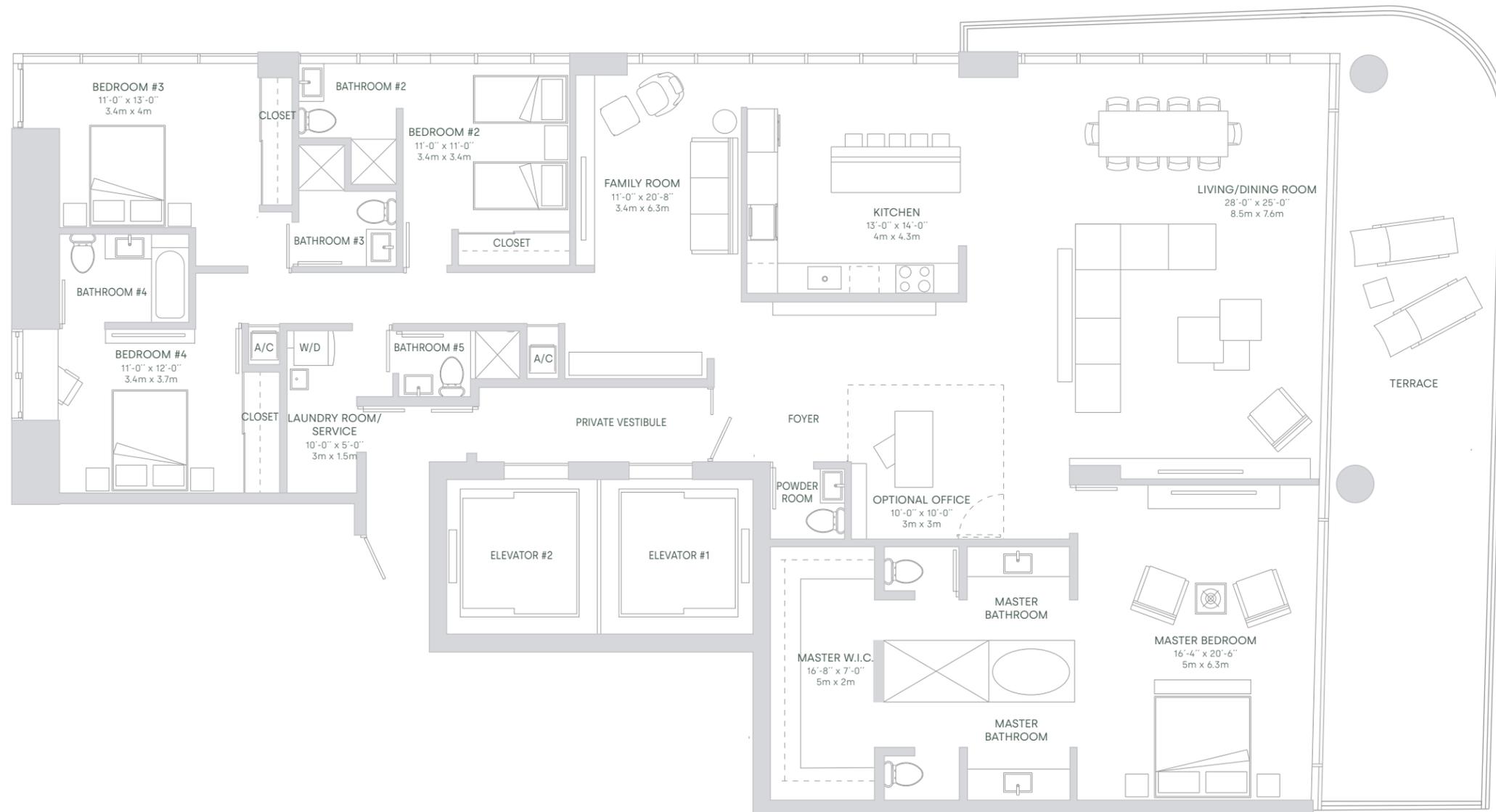
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**PENTHOUSES
LEVEL 57-59**

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



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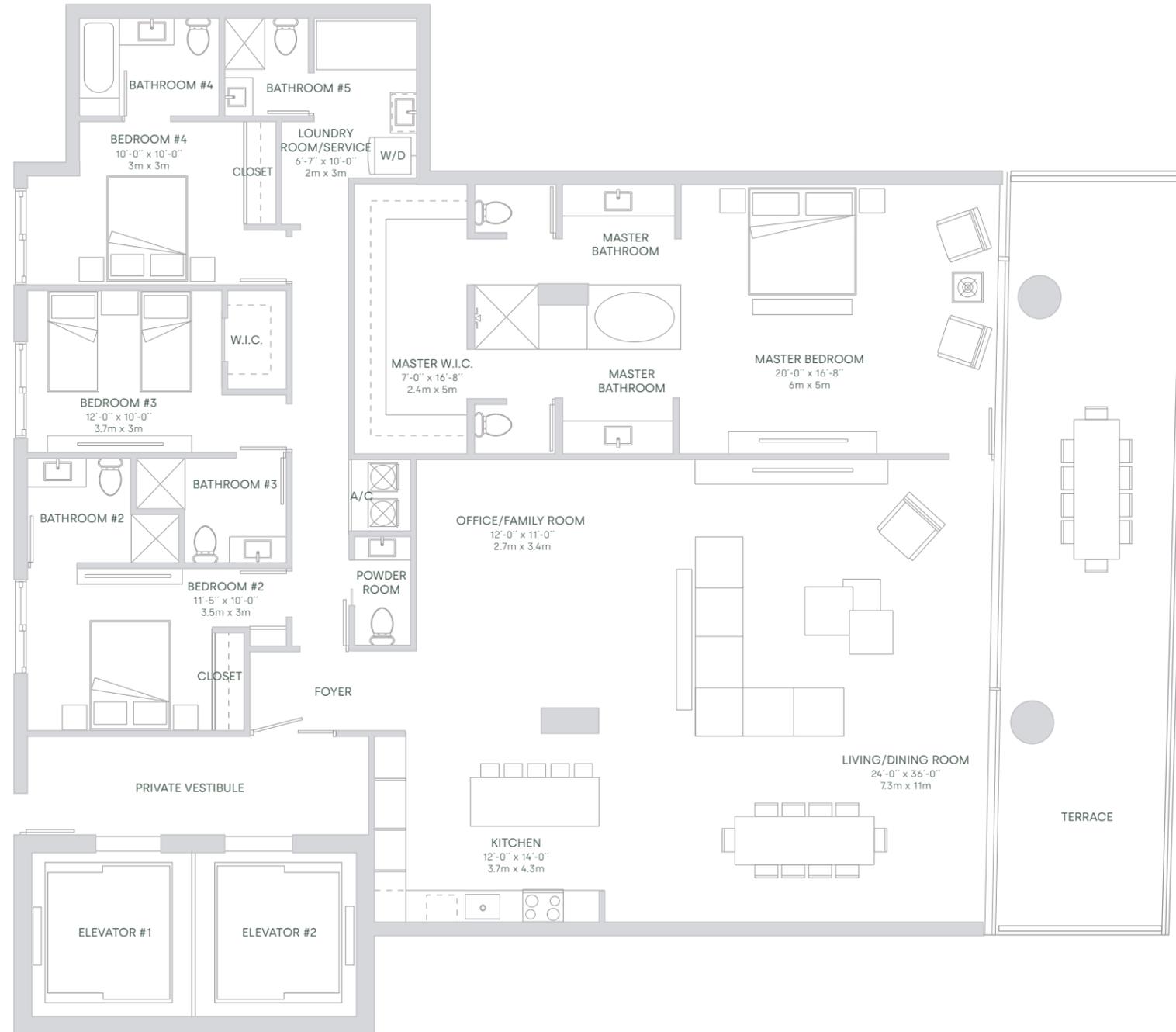
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PH 02

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

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



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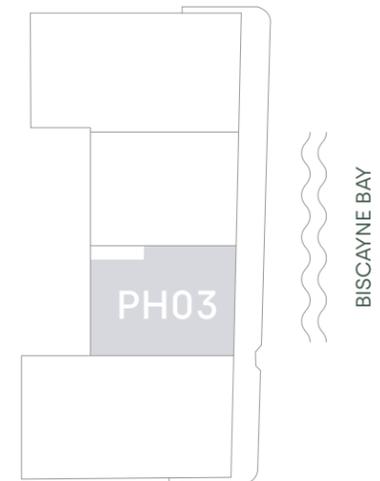
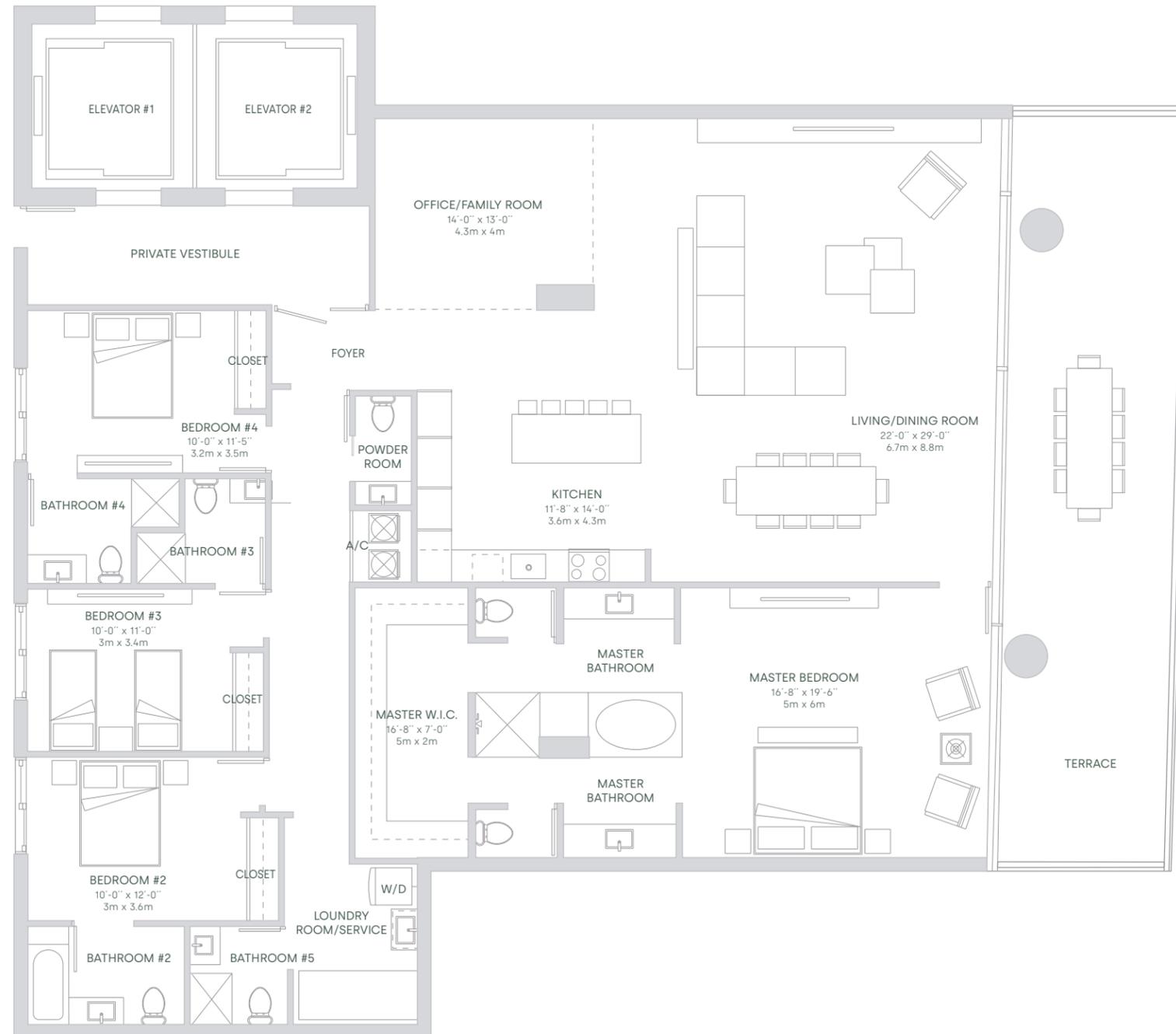
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PH 03

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

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



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

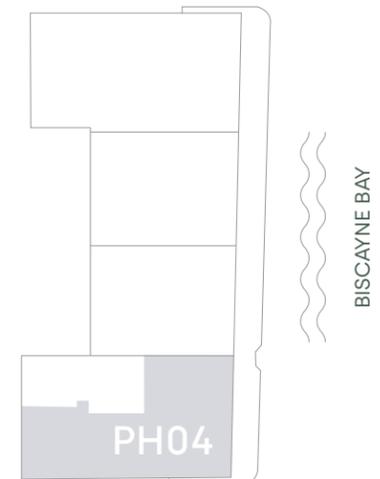
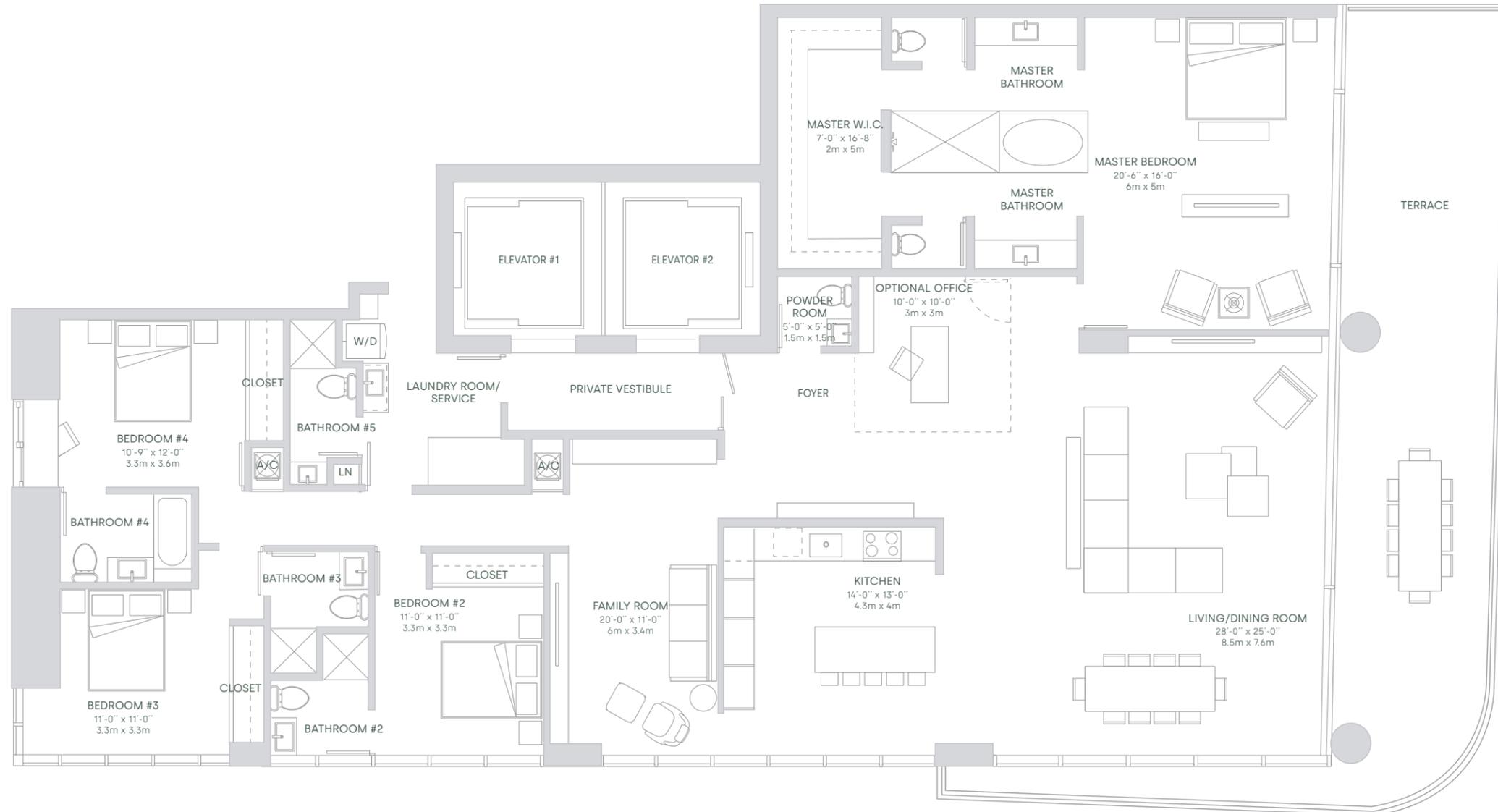
This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. The offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. Stated interior square footage is measured to the exterior face of exterior walls and to the centerline of interior demising walls or to the exterior face of walls adjoining corridors or other common elements or shared facilities without excluding areas that may be occupied by columns or other structural components. This method of measurement varies from, and is larger than, the dimensions that would be determined by using the description and the definition of the Unit set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes structural components). For reference, the area of the unit, determined in accordance with the unit boundaries set forth in the Declaration is set forth in Exhibit "3" to the Declaration. All dimensions are approximate and may vary with actual construction. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or irregularities. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. The size and configuration of balconies and terraces varies throughout the building. The balcony depicted above is among the larger balconies and is not reflective of the actual size or configuration of the balcony for each unit of this unit type. For the actual size and configuration of the balcony for your unit, see Exhibit "2" to the Declaration of Condominium. All floor plans and development plans are subject to change. The Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. Certain amenities and/or services require a separate Club membership and/or payment of certain use or access fees. All depictions of furnishings, appliances, built-ins, counters, and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Consult your prospectus and Purchase Agreement.

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

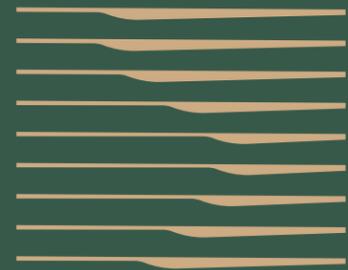
PH 04

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



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ARIA
RESERVE

PENTHOUSE MANSIONS

PHM 01

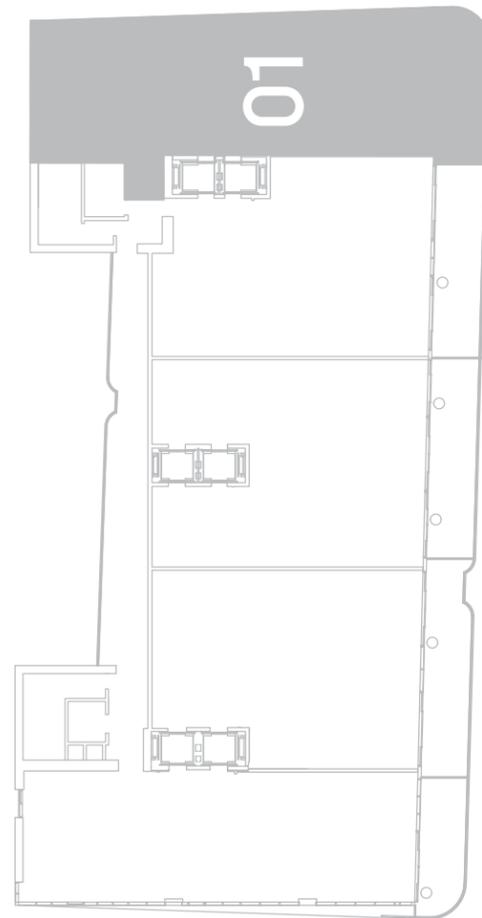


PENTHOUSE MANSIONS
LEVEL 60-62

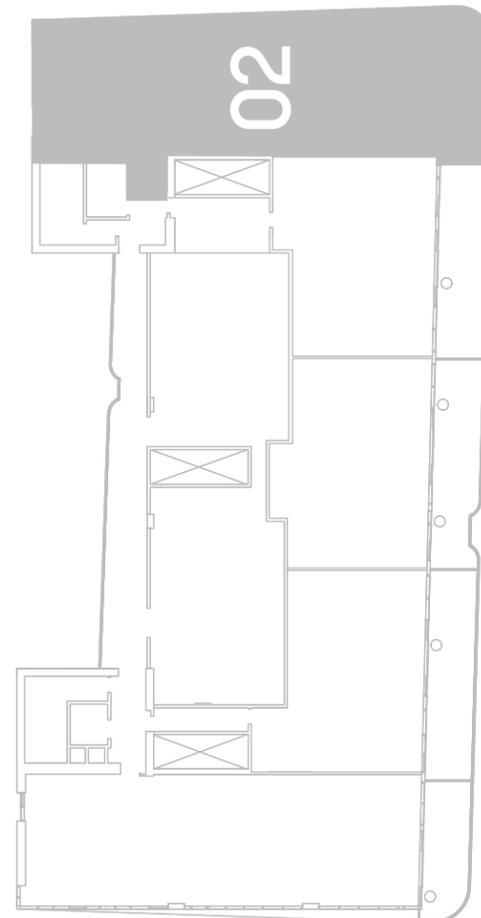
TOTAL SQ.FT.	8,309 SQ.MT.	771 SQ.MT.
A/C AREA	6,358 SQ.FT.	590 SQ.MT.
TOTAL BALCONY/TERRACE AREA	1,951 SQ.FT.	181 SQ.MT.

PHM 01

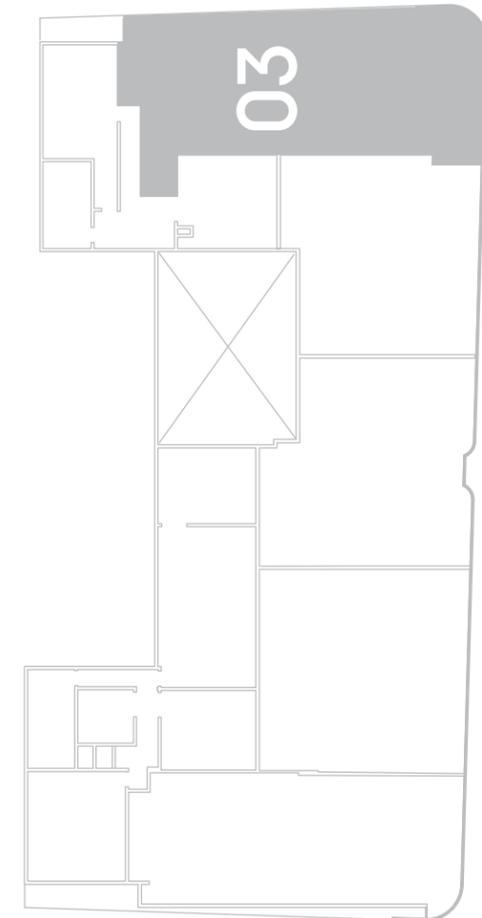
6 BEDROOMS
7^{1/2} BATHROOMS
AND DEN/GYM



BISCAYNE BAY



BISCAYNE BAY



BISCAYNE BAY



Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and 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). For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is as set forth on Exhibit "3" to the Declaration of Condominium contained in the Prospectus. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (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 dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All depictions of appliances, counters, soffits, floor coverings, furniture and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, REFERENCE SHOULD BE MADE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. FOR NY RESIDENTS ONLY, SEE CPS-12 OFFERING PLAN FOR ADDITIONAL TERMS. FILE NO. CP18-0139. Floor plan not to scale.



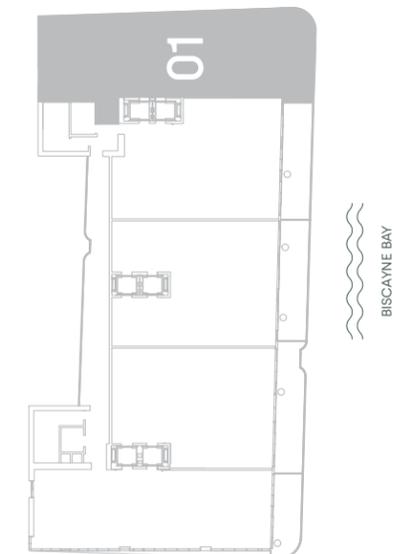
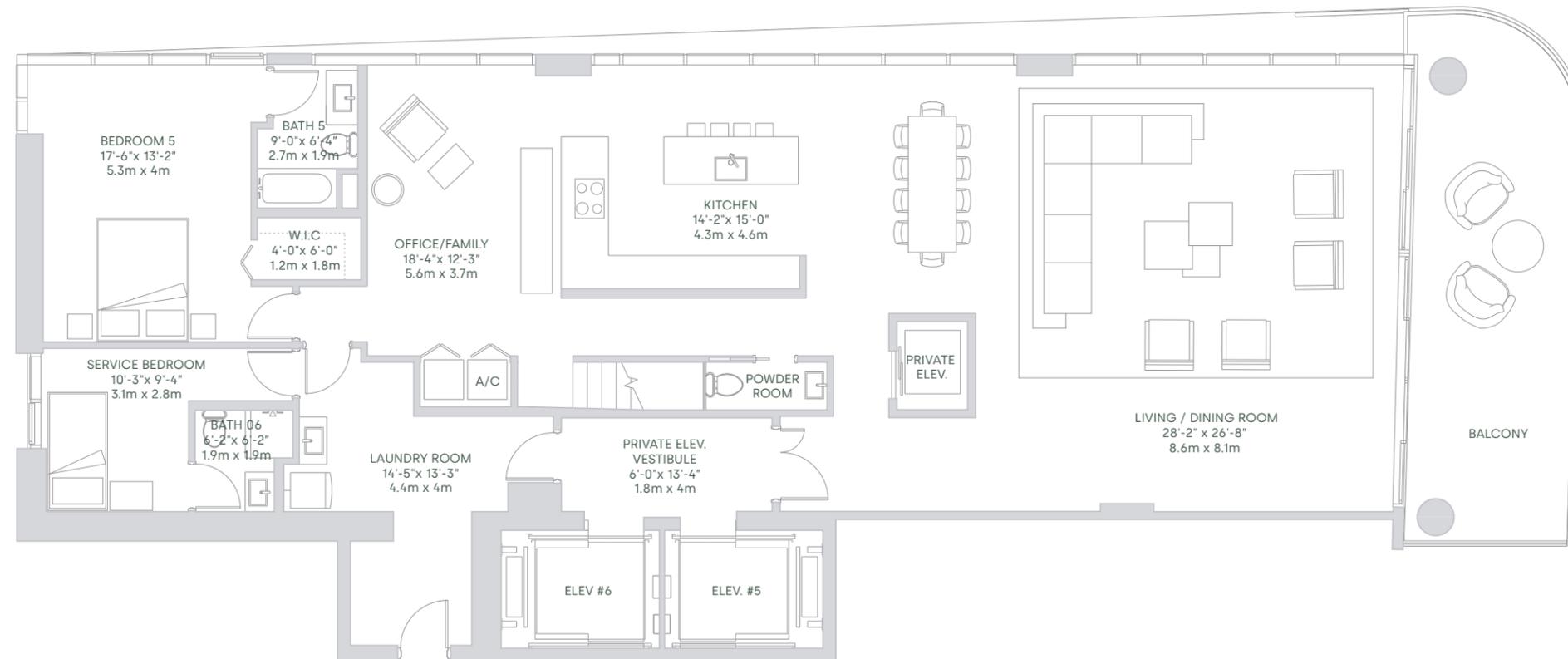
PENTHOUSE MANSIONS
LEVEL 60-62

TOTAL SQ.FT.	8,309 SQ.MT.	771 SQ.MT.
A/C AREA	6,358 SQ.FT.	590 SQ.MT.
TOTAL BALCONY/TERRACE AREA	1,951 SQ.FT.	181 SQ.MT.

PHM 01

LEVEL 01

6 BEDROOMS
7^{1/2} BATHROOMS
AND DEN/GYM



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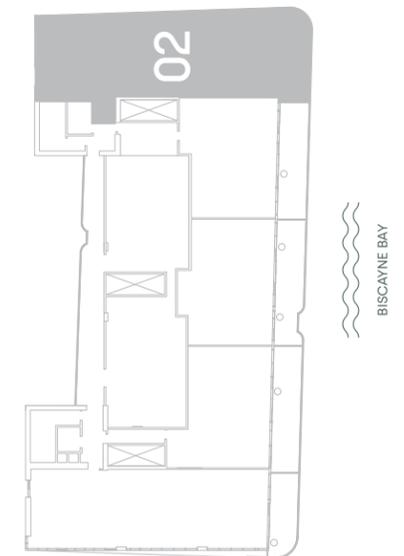
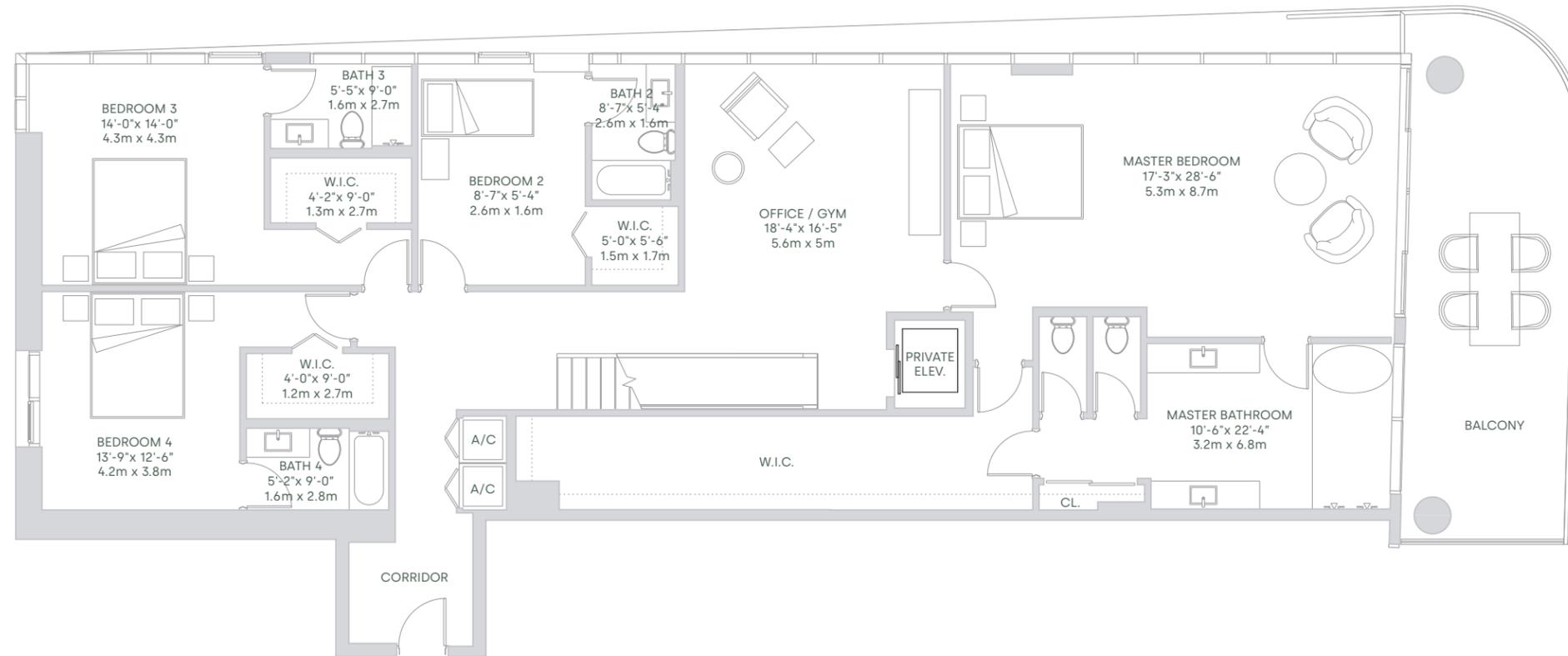
PENTHOUSE MANSIONS
LEVEL 60-62

TOTAL SQ.FT.	8,309 SQ.MT.	771 SQ.MT.
A/C AREA	6,358 SQ.FT.	590 SQ.MT.
TOTAL BALCONY/TERRACE AREA	1,951 SQ.FT.	181 SQ.MT.

PHM 01

LEVEL 02

6 BEDROOMS
7^{1/2} BATHROOMS
AND DEN/GYM



Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and 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). For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is as set forth on Exhibit "3" to the Declaration of Condominium contained in the Prospectus. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (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 dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All depictions of appliances, counters, soffits, floor coverings, furniture and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, REFERENCE SHOULD BE MADE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. FOR NY RESIDENTS ONLY, SEE CPS-12 OFFERING PLAN FOR ADDITIONAL TERMS. FILE NO. CP18-0139. Floor plan not to scale.



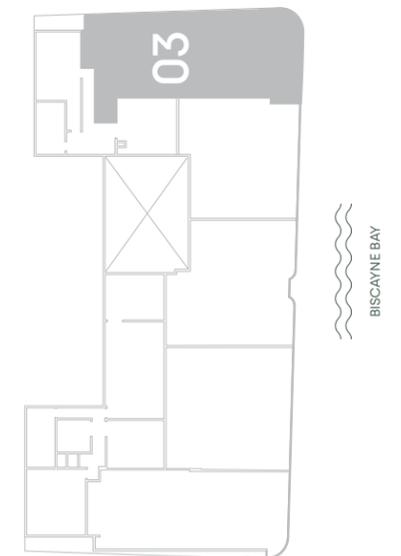
PENTHOUSE MANSIONS
LEVEL 60-62

TOTAL SQ.FT.	8,309 SQ.MT.	771 SQ.MT.
A/C AREA	6,358 SQ.FT.	590 SQ.MT.
TOTAL BALCONY/TERRACE AREA	1,951 SQ.FT.	181 SQ.MT.

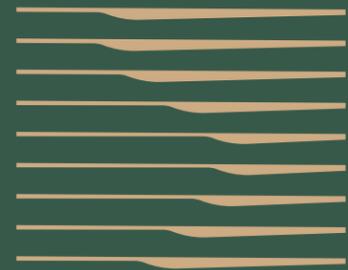
PHM 01

LEVEL 03

6 BEDROOMS
7^{1/2} BATHROOMS
AND DEN/GYM



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ARIA
RESERVE

PENTHOUSE MANSIONS

PHM 02

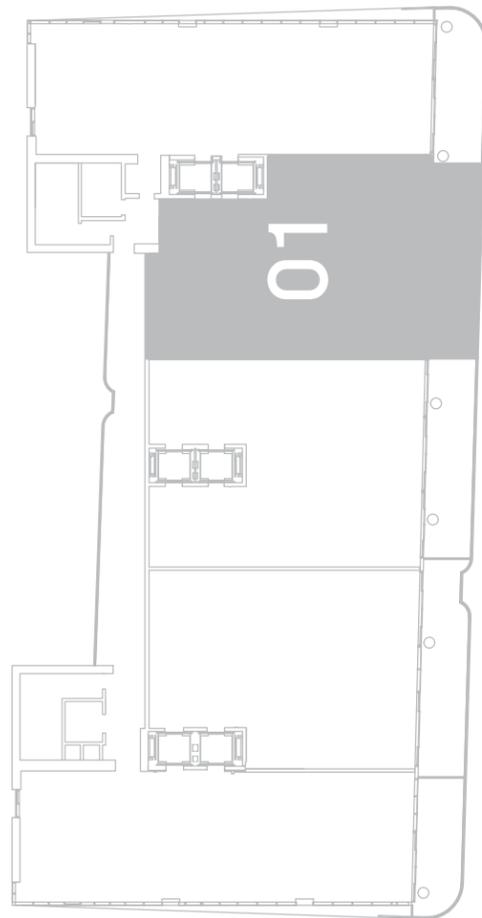


PENTHOUSE MANSIONS
LEVEL 60-62

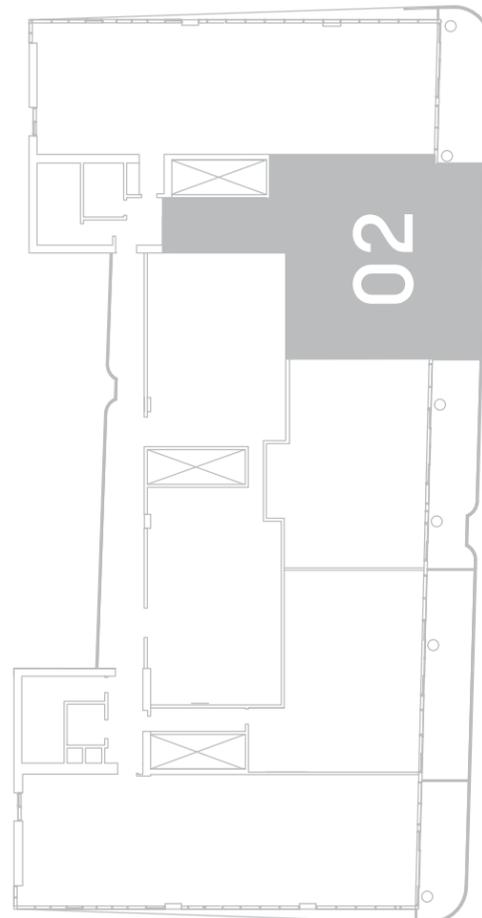
TOTAL SQ.FT.	6,592 SQ.MT.	612 SQ.MT.
A/C AREA	4,676 SQ.FT.	434 SQ.MT.
TOTAL BALCONY/TERRACE AREA	1,916 SQ.FT.	178 SQ.MT.

PHM 02

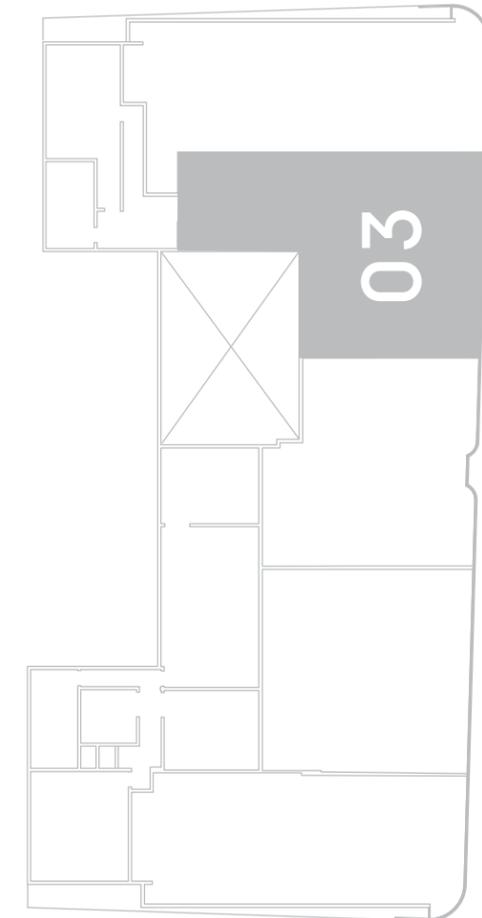
4 BEDROOMS
6.5 BATHROOMS
AND DEN



BISCAYNE BAY



BISCAYNE BAY



BISCAYNE BAY



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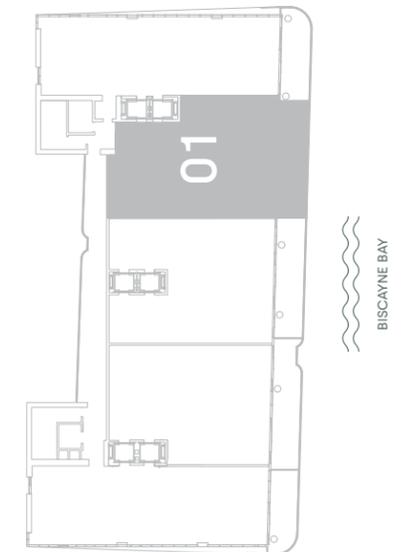
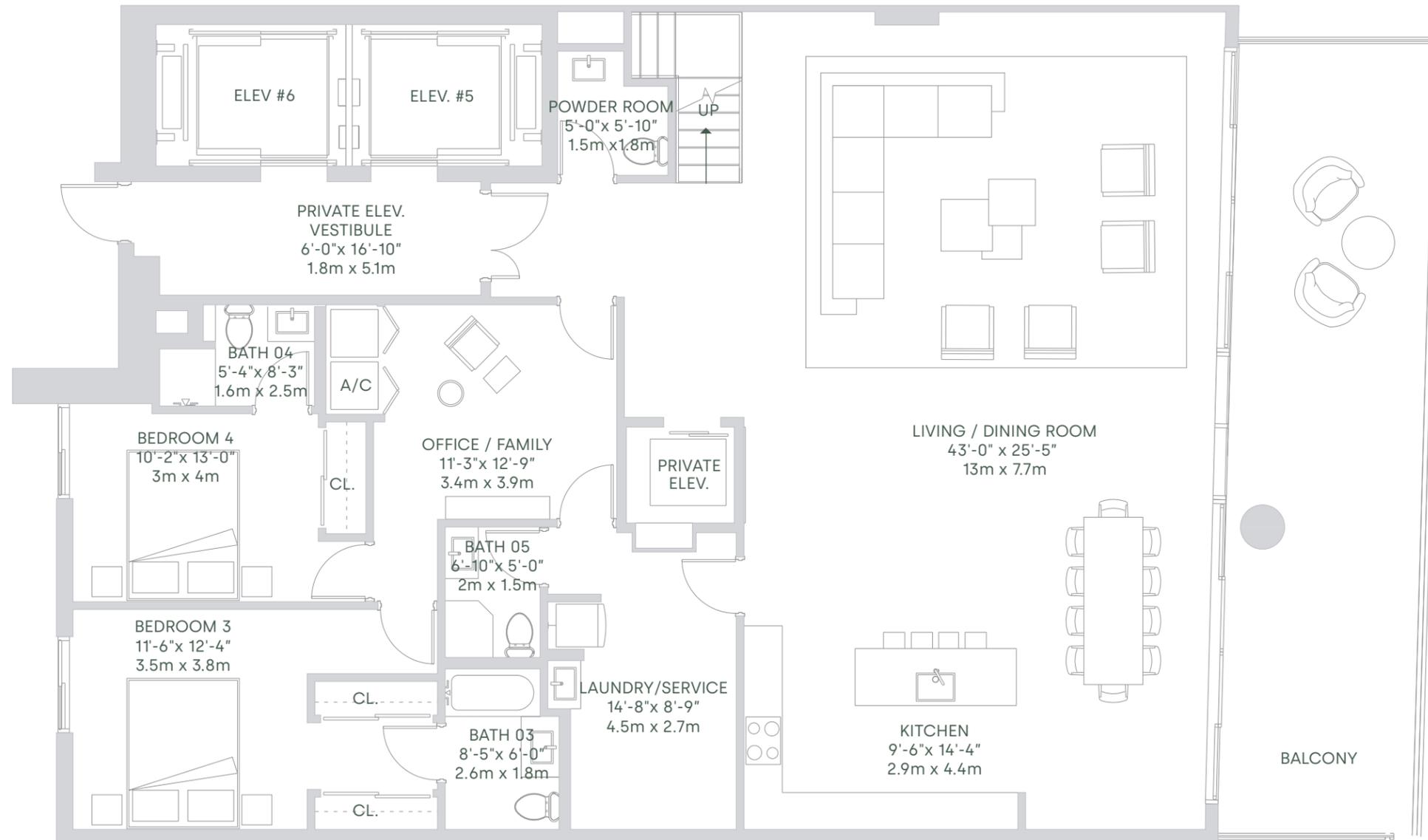
PENTHOUSE MANSIONS
LEVEL 60-62

TOTAL SQ.FT.	6,592 SQ.MT.	612 SQ.MT.
A/C AREA	4,676 SQ.FT.	434 SQ.MT.
TOTAL BALCONY/TERRACE AREA	1,916 SQ.FT.	178 SQ.MT.

PHM 02

LEVEL 01

4 BEDROOMS
6.5 BATHROOMS
AND DEN



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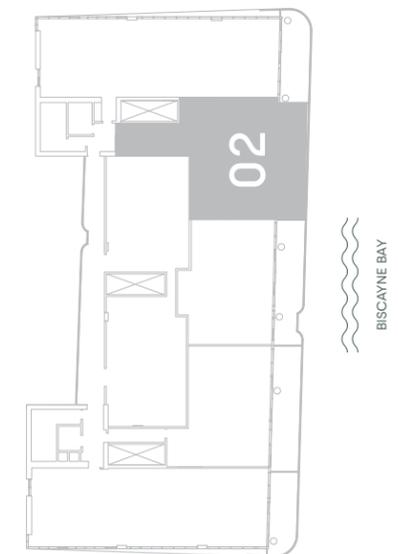
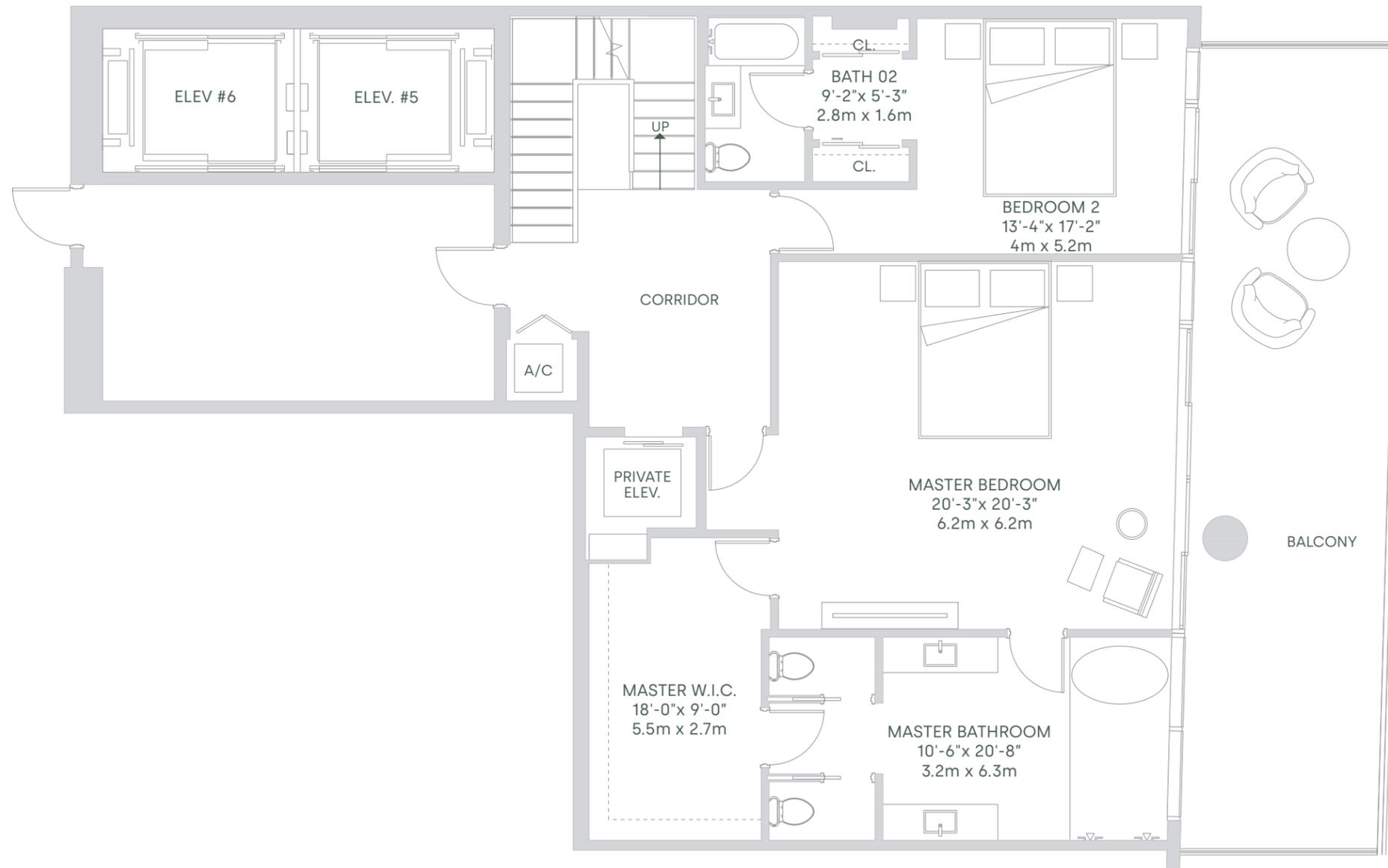
PENTHOUSE MANSIONS
LEVEL 60-62

TOTAL SQ.FT.	6,592 SQ.MT.	612 SQ.MT.
A/C AREA	4,676 SQ.FT.	434 SQ.MT.
TOTAL BALCONY/TERRACE AREA	1,916 SQ.FT.	178 SQ.MT.

PHM 02

LEVEL 02

4 BEDROOMS
6.5 BATHROOMS
AND DEN



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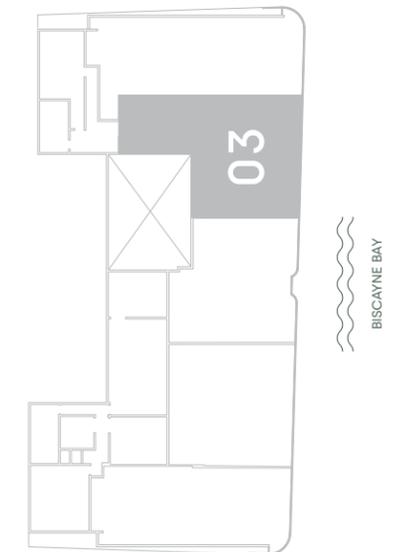
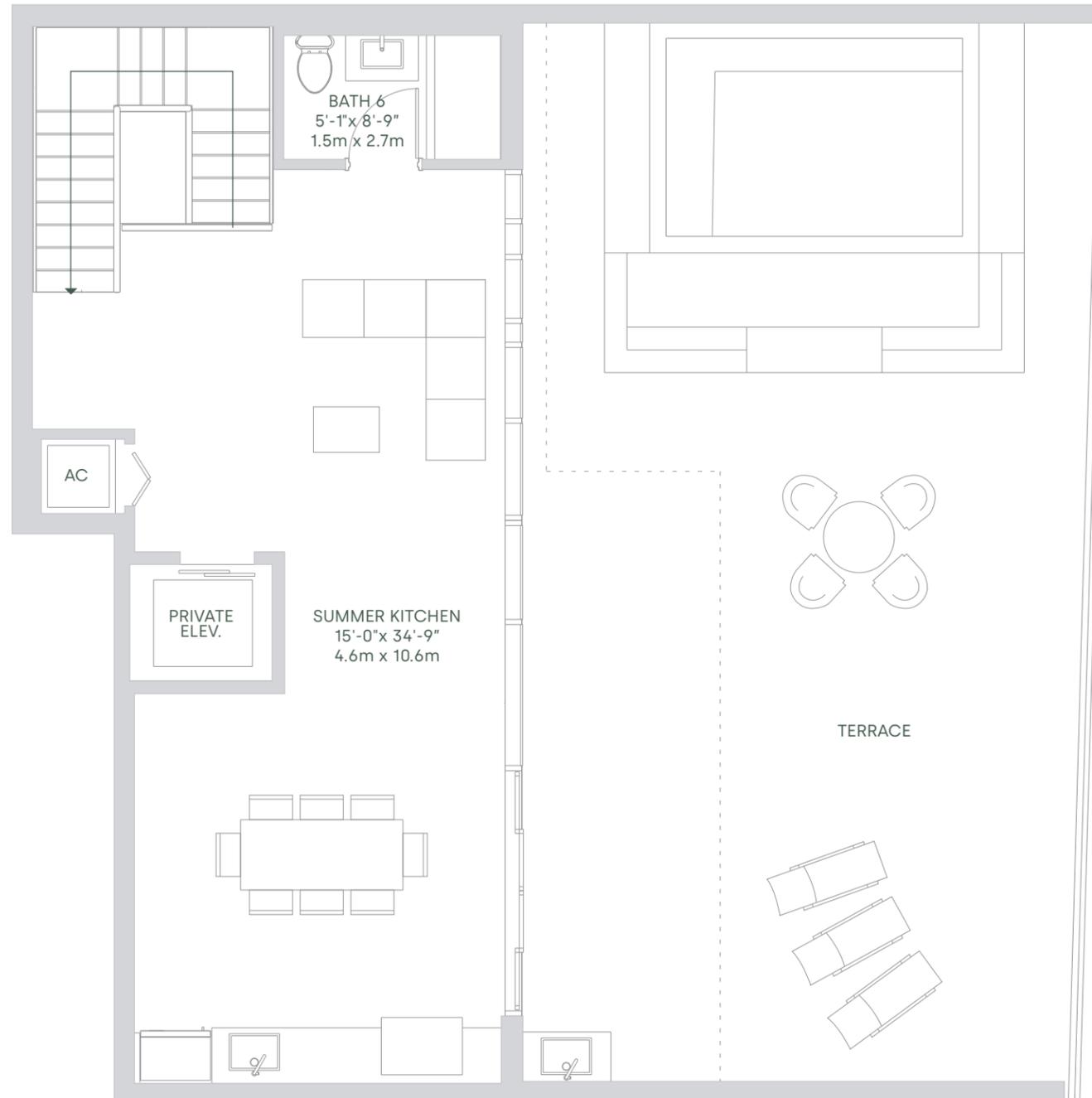
PENTHOUSE MANSIONS
LEVEL 60-62

TOTAL SQ.FT.	6,592 SQ.MT.	612 SQ.MT.
A/C AREA	4,676 SQ.FT.	434 SQ.MT.
TOTAL BALCONY/TERRACE AREA	1,916 SQ.FT.	178 SQ.MT.

PHM 02

LEVEL 03

4 BEDROOMS
6.5 BATHROOMS
AND DEN



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ARIA
RESERVE

PENTHOUSE MANSIONS

PHM 03

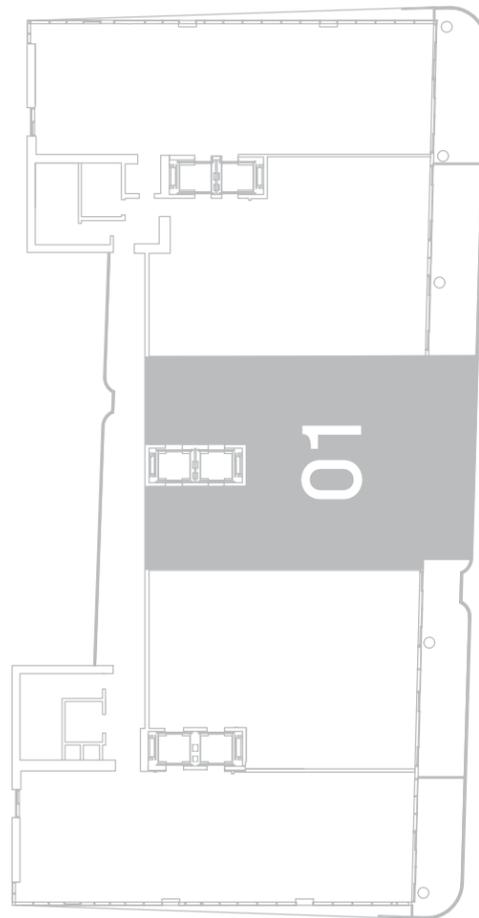


PENTHOUSES MANSIONS
LEVEL 60-62

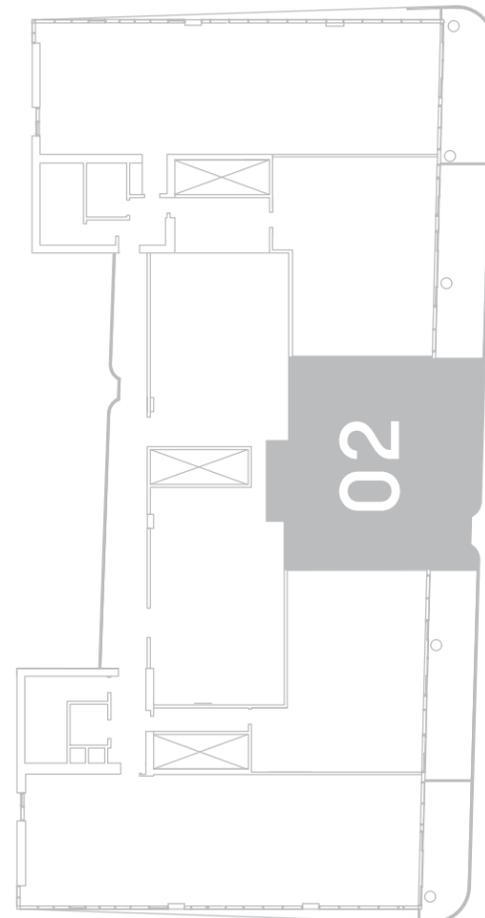
TOTAL SQ.FT.	6,917 SQ.MT.	642 SQ.MT.
A/C AREA	5,010 SQ.FT.	465 SQ.MT.
TOTAL BALCONY/TERRACE AREA	1,907 SQ.FT.	177 SQ.MT.

PHM 03

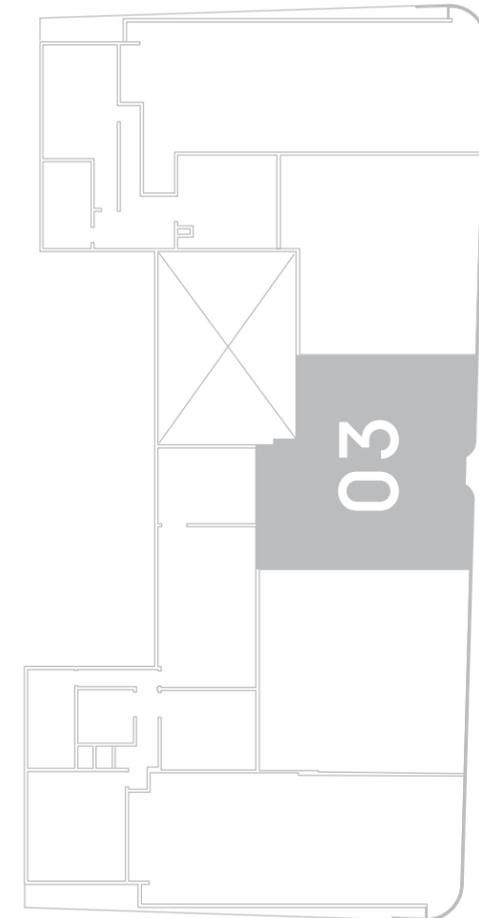
5 BEDROOMS
6.5 BATHROOMS
AND DEN



BISCAYNE BAY



BISCAYNE BAY



BISCAYNE BAY



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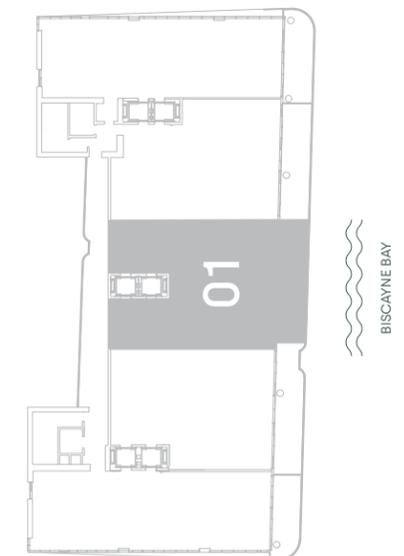
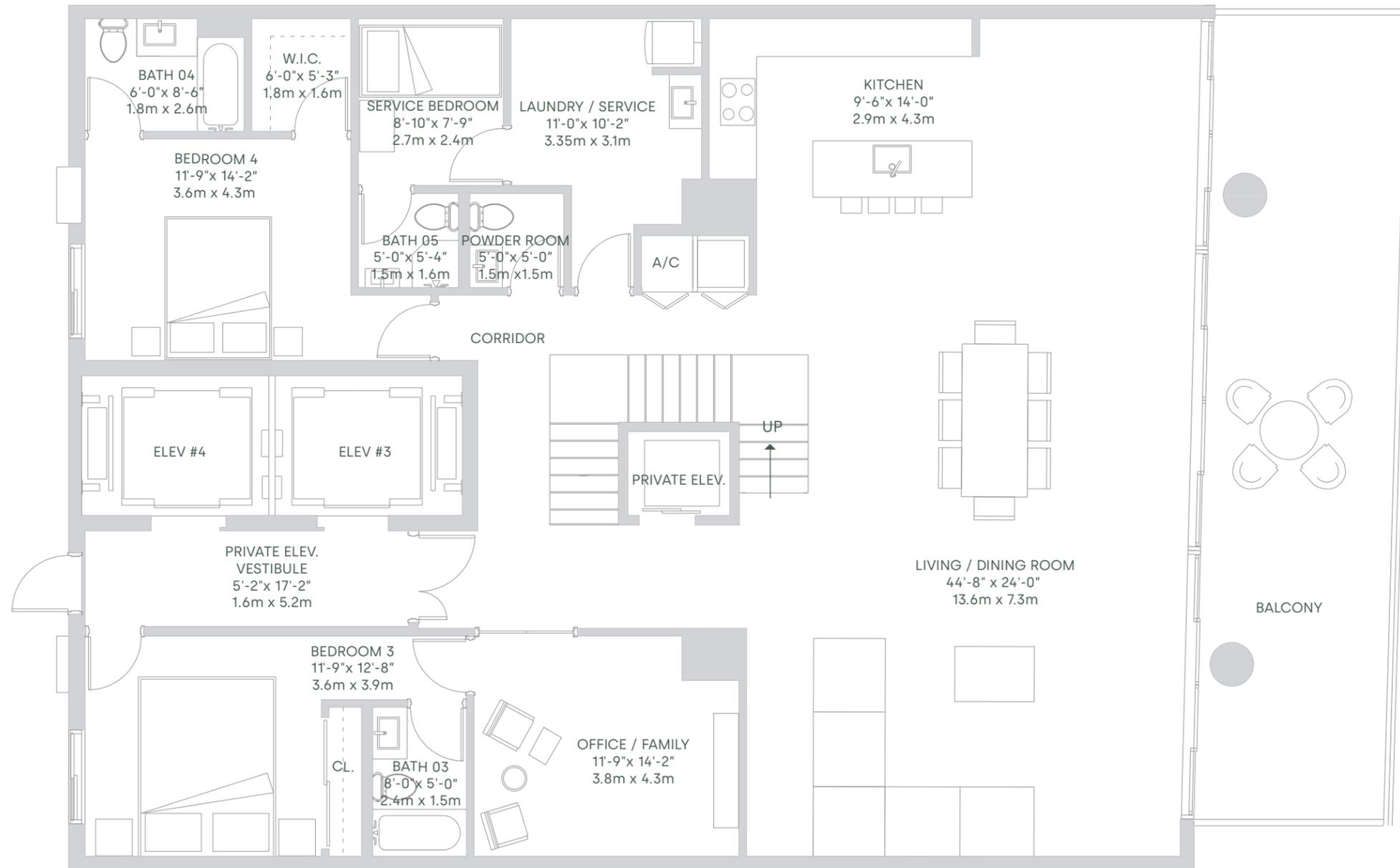
PENTHOUSES MANSIONS
LEVEL 60-62

TOTAL SQ.FT.	6,917 SQ.MT.	642 SQ.MT.
A/C AREA	5,010 SQ.FT.	465 SQ.MT.
TOTAL BALCONY/TERRACE AREA	1,907 SQ.FT.	177 SQ.MT.

PHM 03

LEVEL 01

5 BEDROOMS
6.5 BATHROOMS
AND DEN



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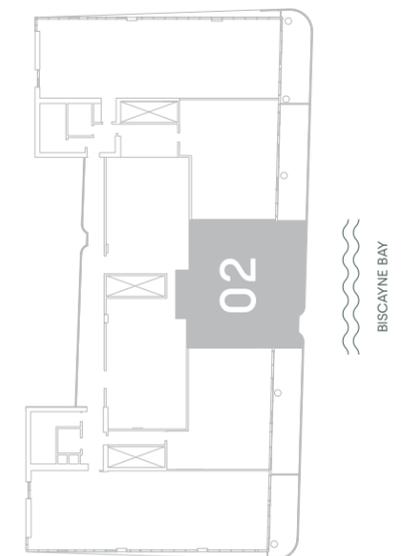
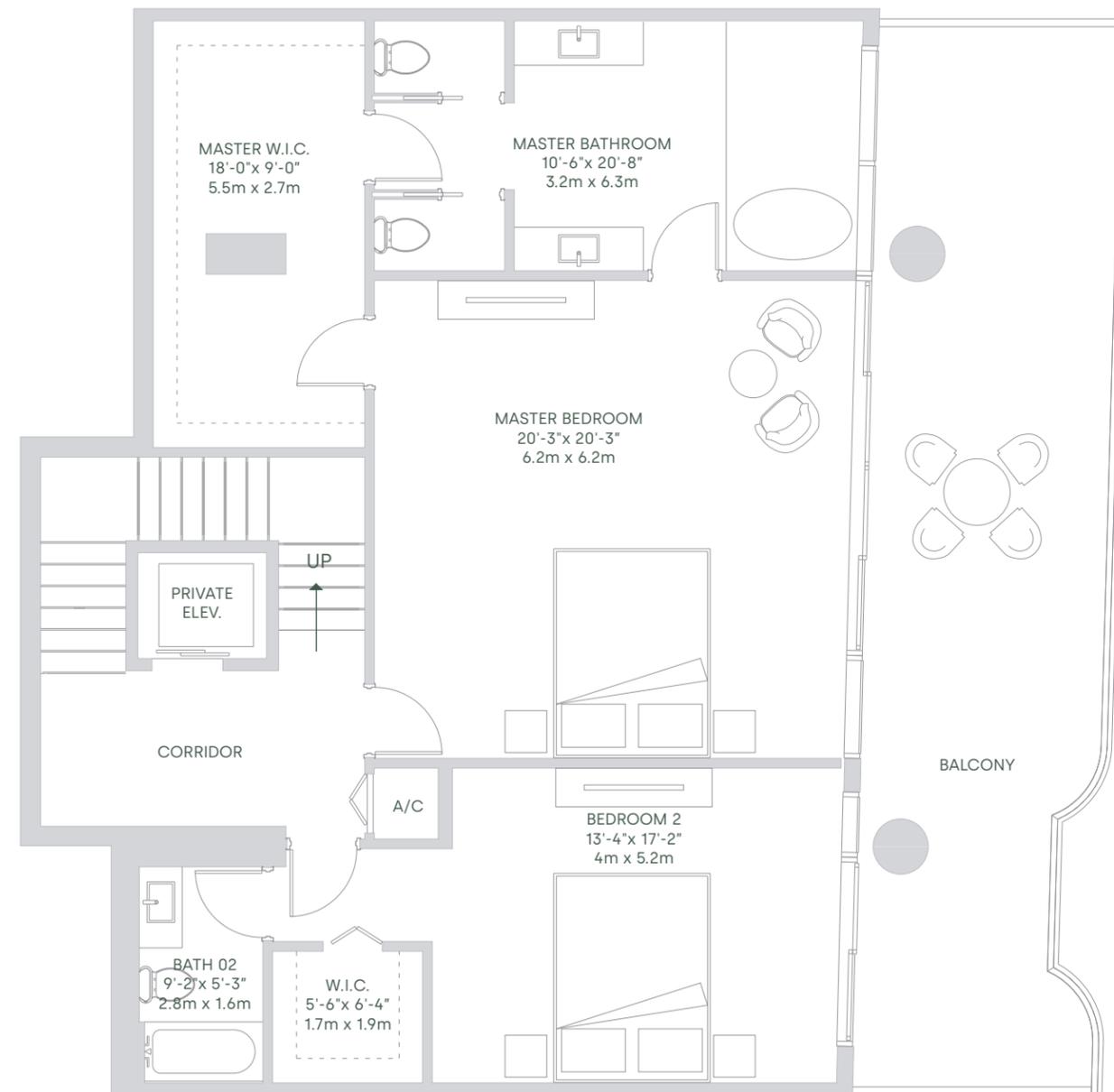
PENTHOUSES MANSIONS
LEVEL 60-62

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PHM 03

LEVEL 02

5 BEDROOMS
6.5 BATHROOMS
AND DEN



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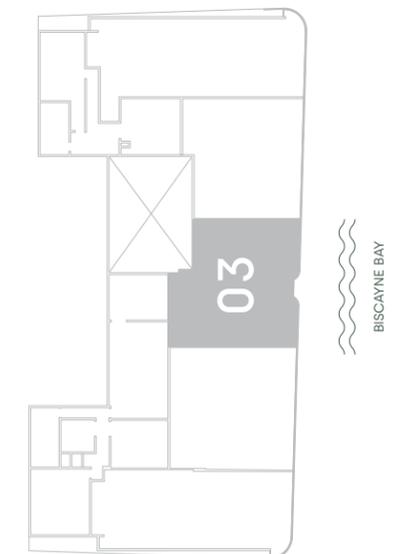
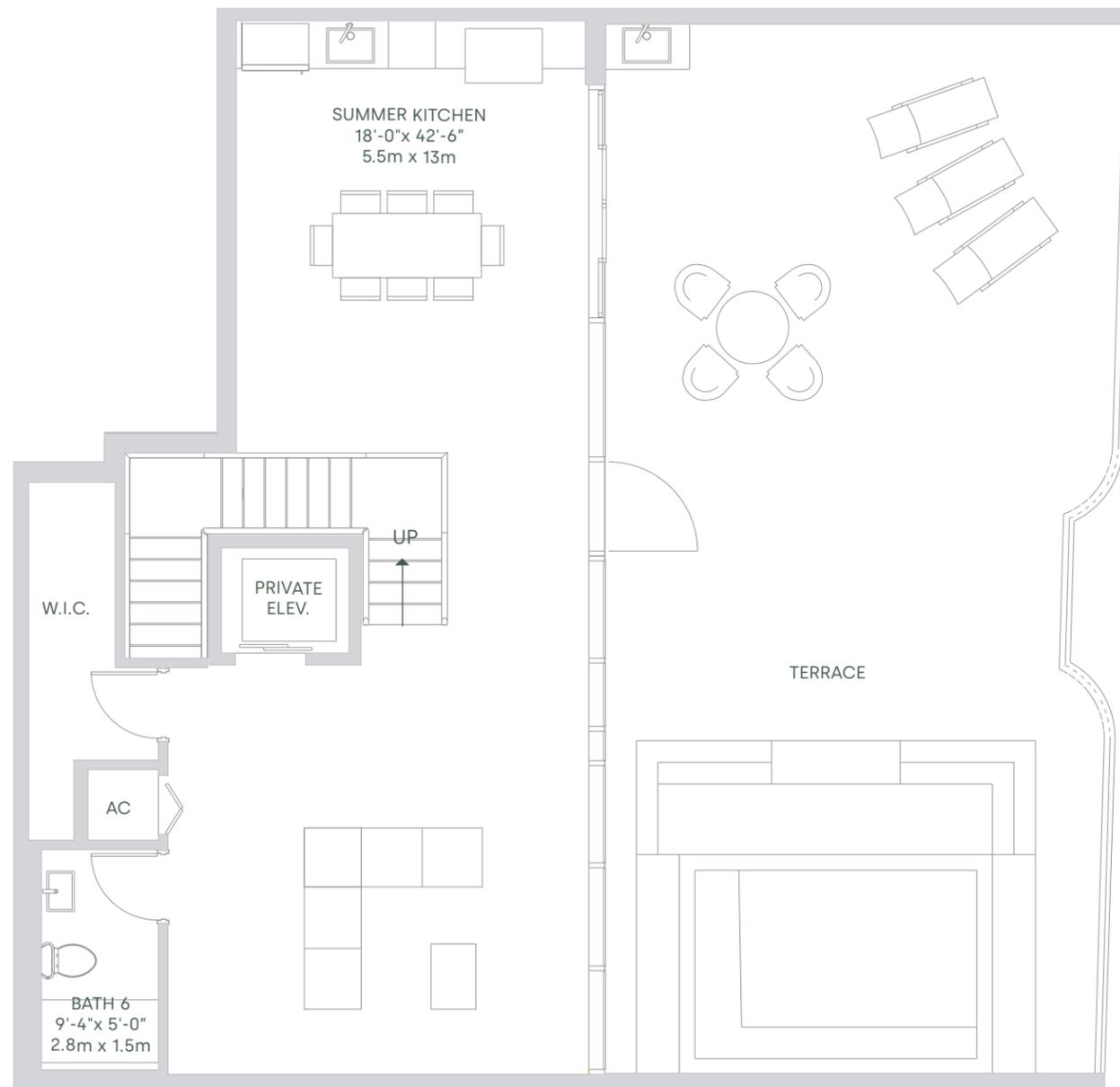
PENTHOUSES MANSIONS
LEVEL 60-62

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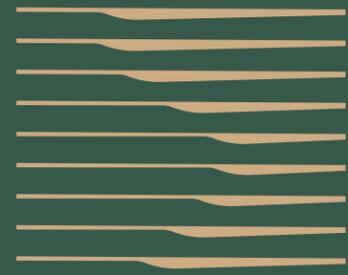
PHM 03

LEVEL 03

5 BEDROOMS
6.5 BATHROOMS
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ARIA
RESERVE

PENTHOUSE MANSIONS

PHM 04

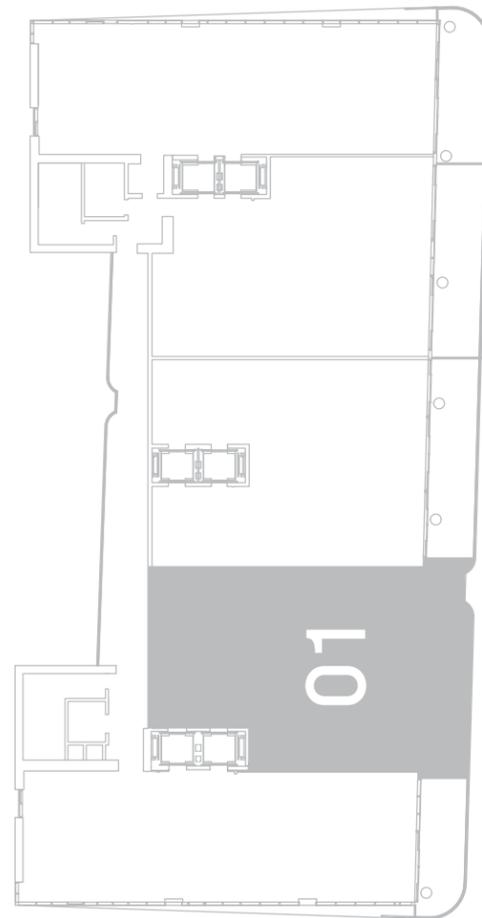


PENTHOUSES MANSIONS
LEVEL 60-62

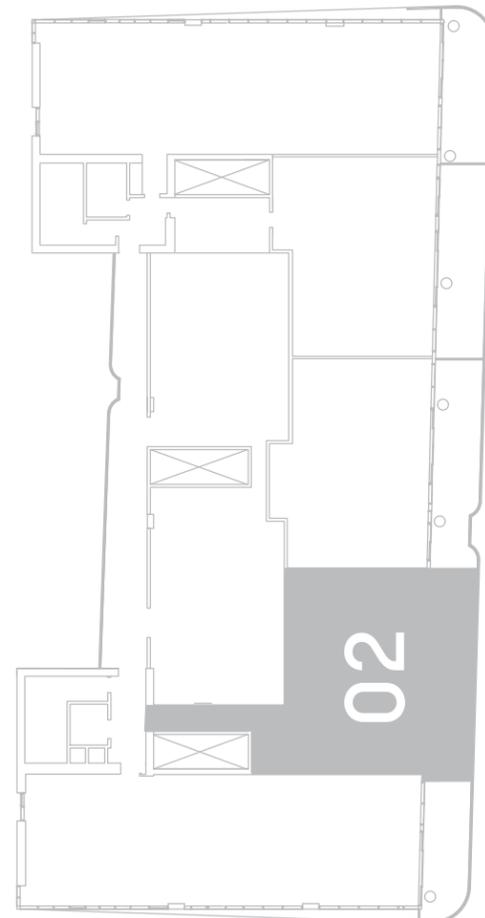
TOTAL SQ.FT.	6,906 SQ.MT.	641 SQ.MT.
A/C AREA	4,795 SQ.FT.	445 SQ.MT.
TOTAL BALCONY/TERRACE AREA	2,111 SQ.FT.	196 SQ.MT.

PHM 04

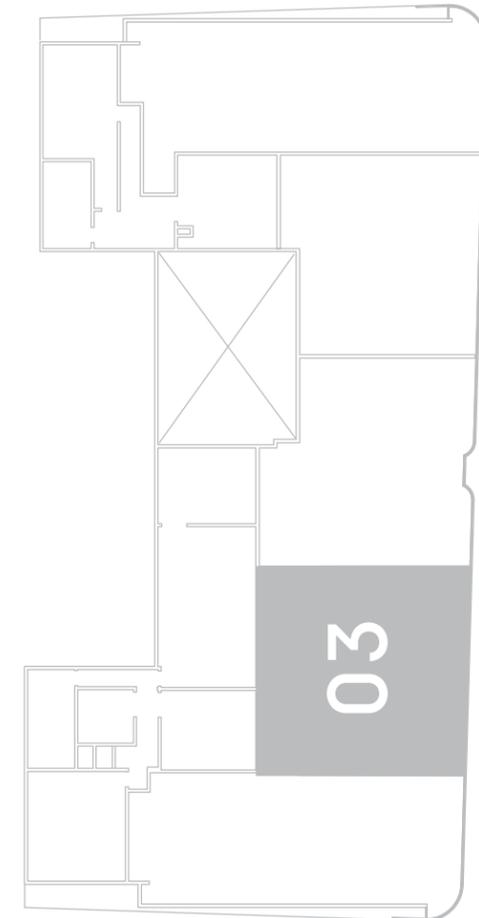
4 BEDROOMS
6.5 BATHROOMS
AND DEN



BISCAYNE BAY



BISCAYNE BAY



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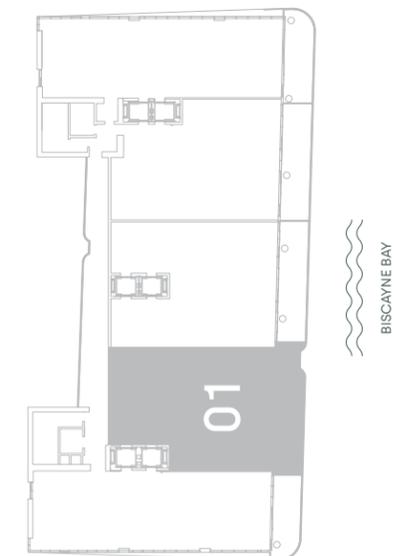
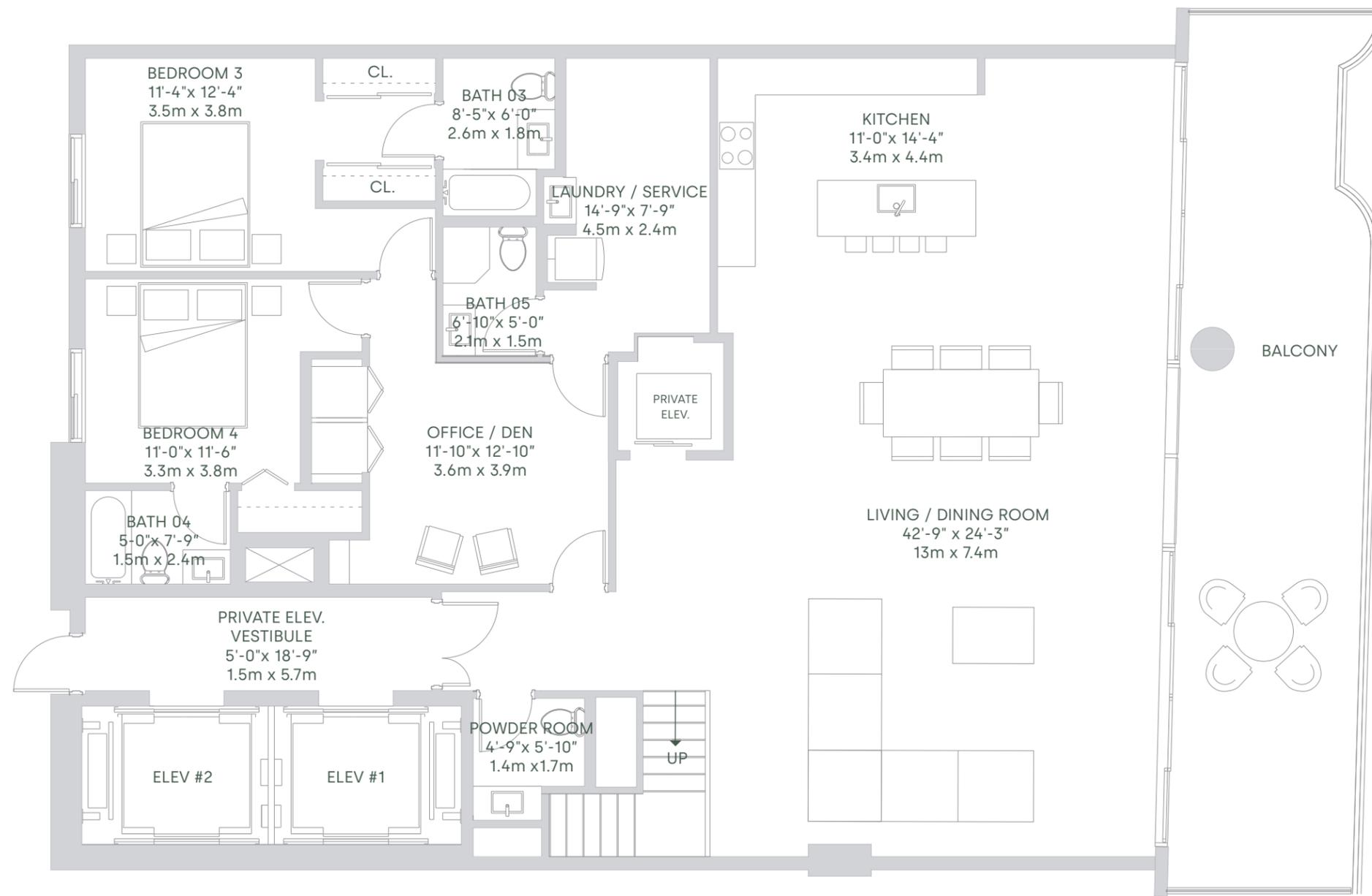
PENTHOUSES MANSIONS
LEVEL 60-62

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PHM 04

LEVEL 01

4 BEDROOMS
6.5 BATHROOMS
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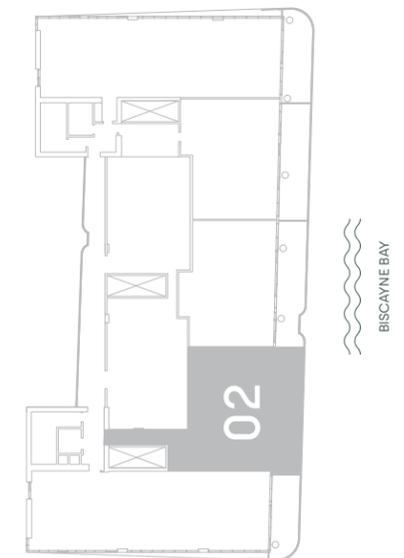
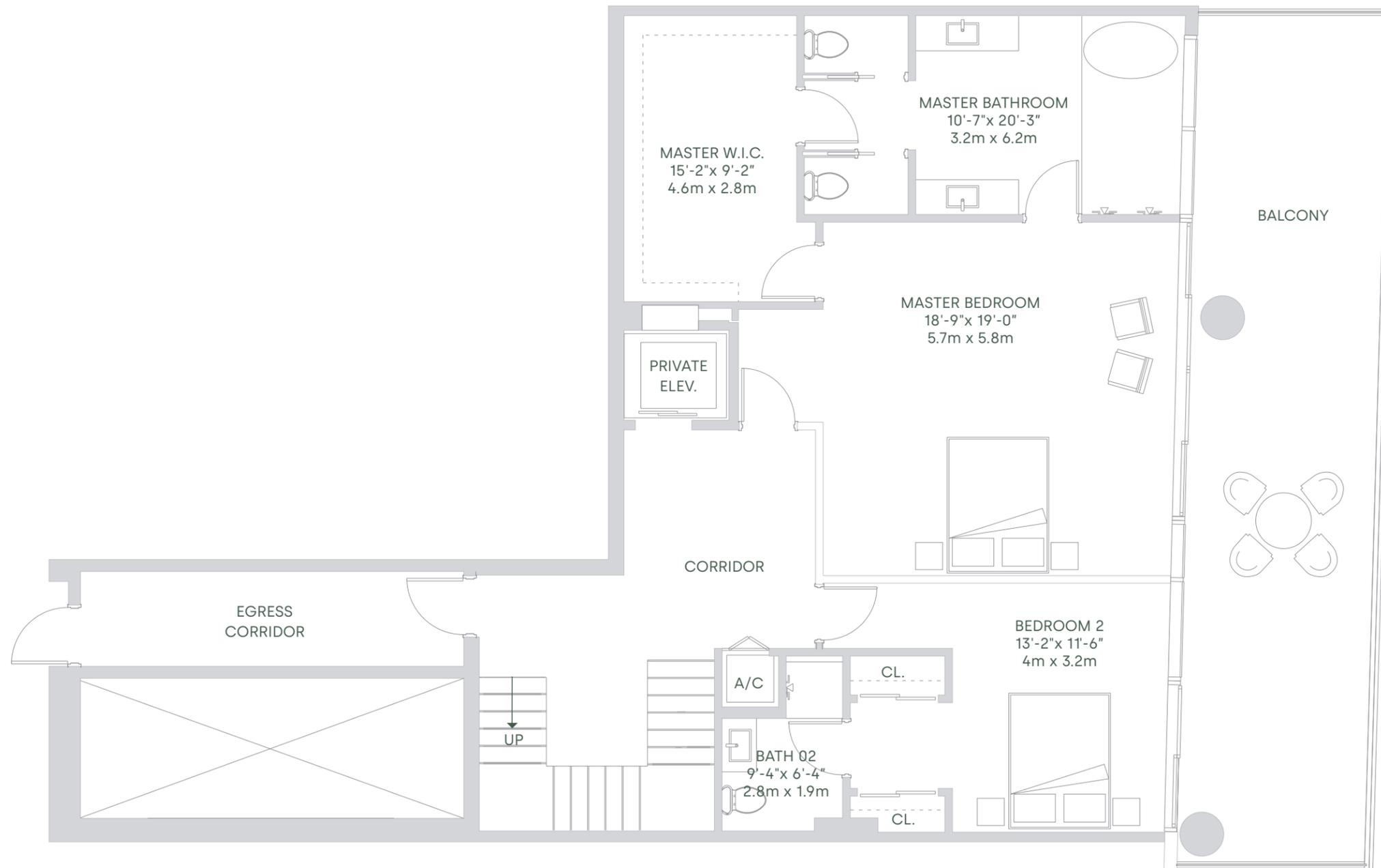
PENTHOUSES MANSIONS
LEVEL 60-62

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PHM 04

LEVEL 02

4 BEDROOMS
6.5 BATHROOMS
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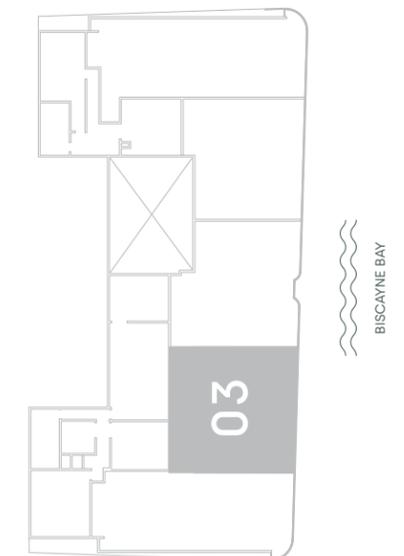
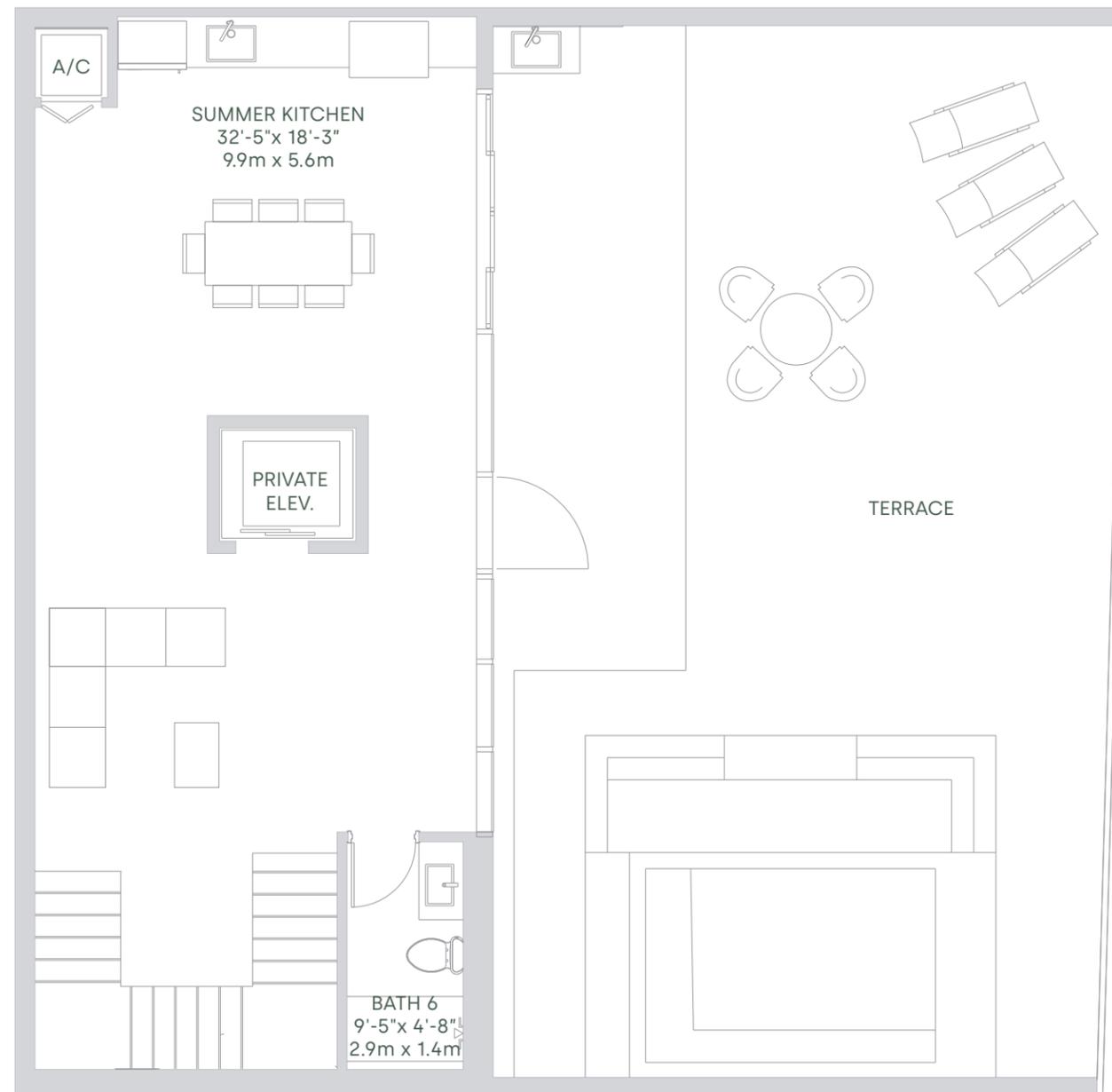
PENTHOUSES MANSIONS
LEVEL 60-62

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A/C AREA	4,795 SQ.FT.	445 SQ.MT.
TOTAL BALCONY/TERRACE AREA	2,111 SQ.FT.	196 SQ.MT.

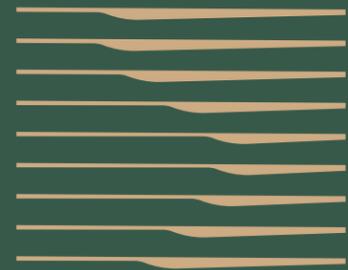
PHM 04

LEVEL 03

4 BEDROOMS
6.5 BATHROOMS
AND DEN



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ARIA
RESERVE

PENTHOUSE MANSIONS

PHM 05

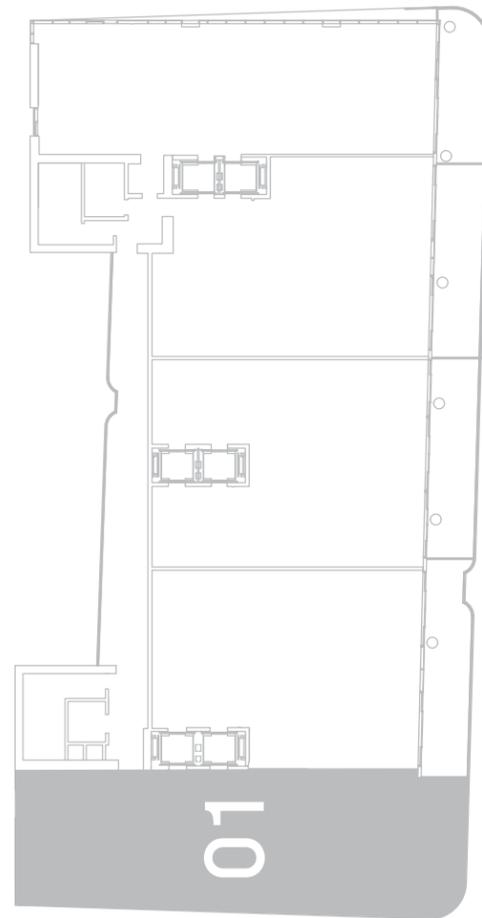


PENTHOUSES MANSIONS
LEVEL 60-62

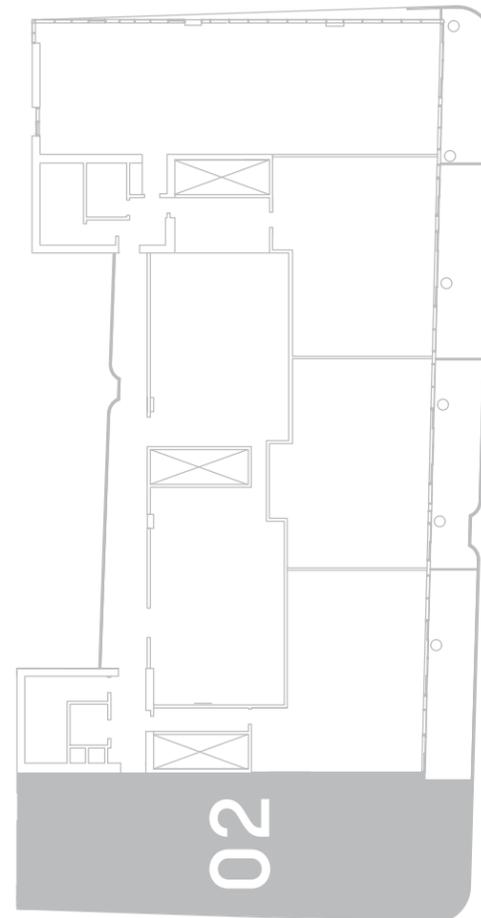
TOTAL SQ.FT.	7,850 SQ.MT.	729 SQ.MT.
A/C AREA	6,046 SQ.FT.	562 SQ.MT.
TOTAL BALCONY/TERRACE AREA	1,804 SQ.FT.	167 SQ.MT.

PHM 05

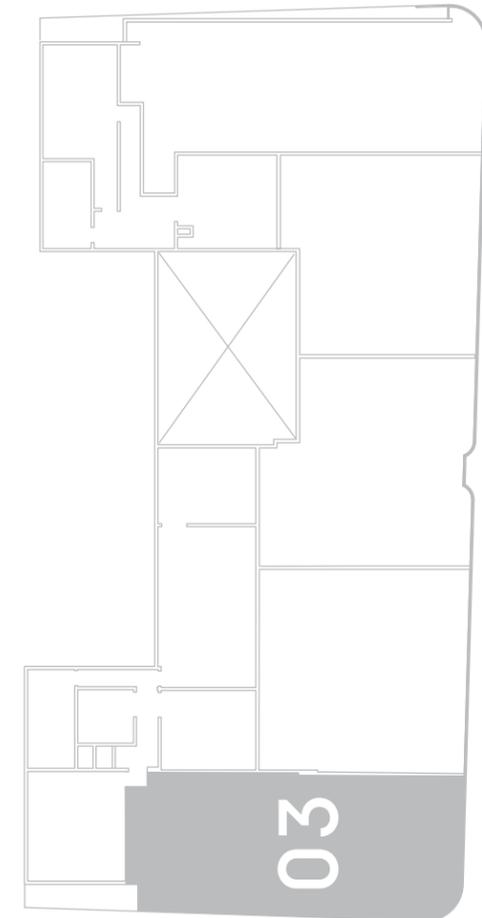
6 BEDROOMS
7.5 BATHROOMS
AND DEN/GYM



BISCAYNE BAY



BISCAYNE BAY



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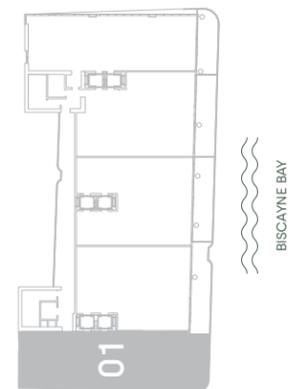
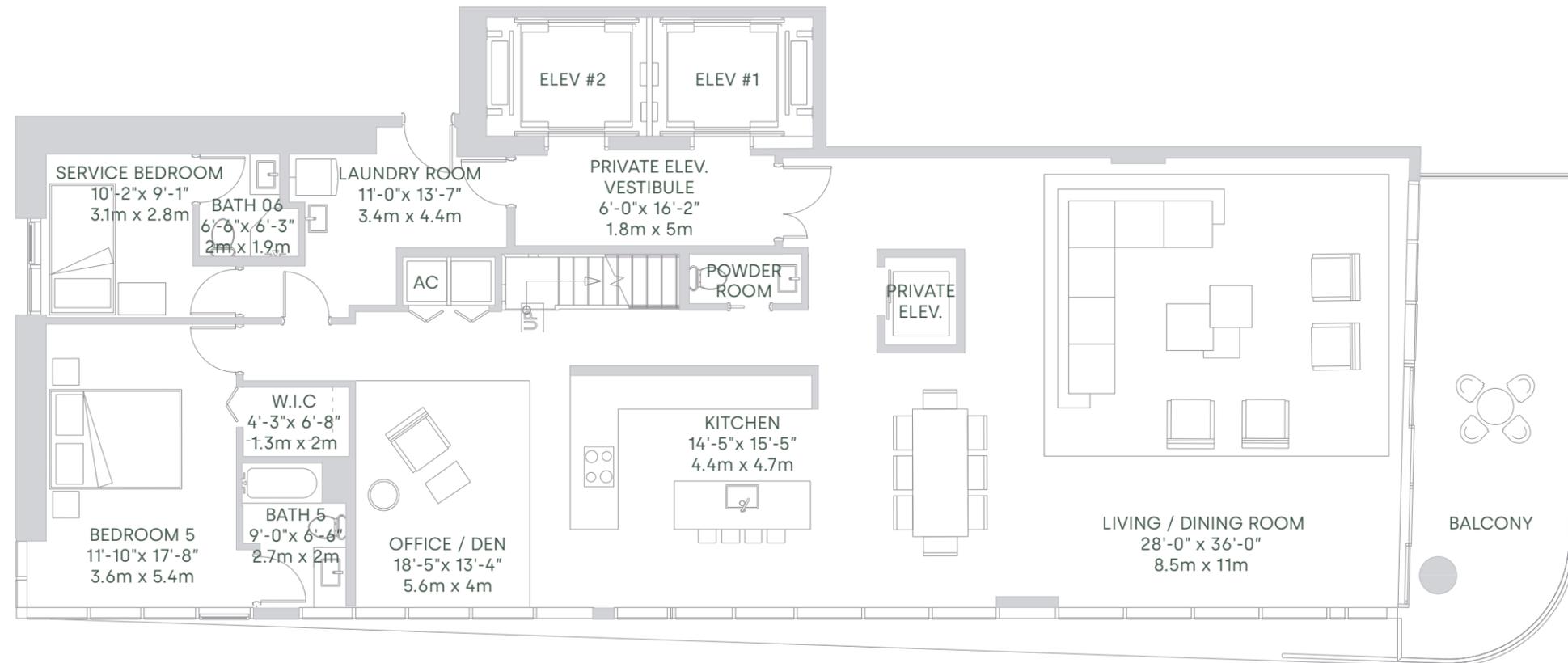
PENTHOUSES MANSIONS
LEVEL 60-62

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PHM 05

LEVEL 01

6 BEDROOMS
7.5 BATHROOMS
AND DEN/GYM



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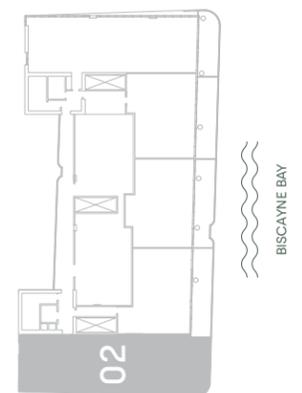
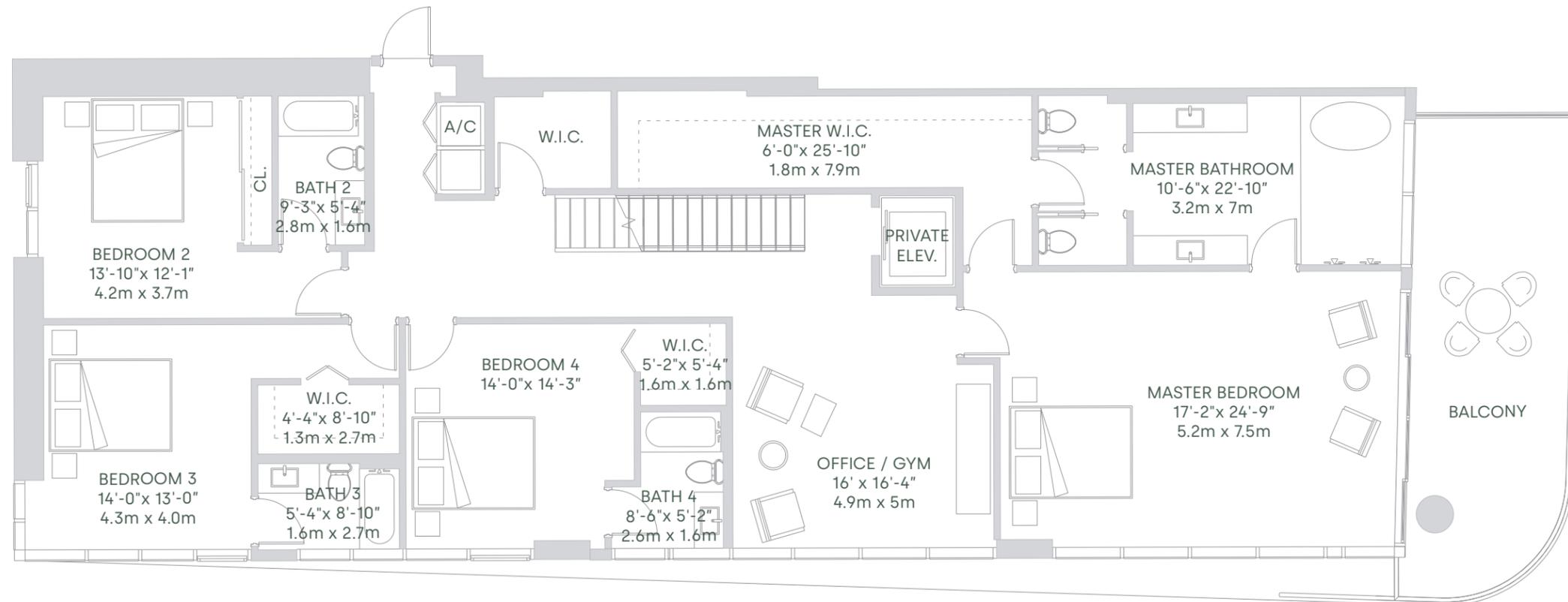
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PHM 05

LEVEL 02

6 BEDROOMS
7.5 BATHROOMS
AND DEN/GYM



Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and 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). For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is as set forth on Exhibit "3" to the Declaration of Condominium contained in the Prospectus. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (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 dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All depictions of appliances, counters, soffits, floor coverings, furniture and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, REFERENCE SHOULD BE MADE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. FOR NY RESIDENTS ONLY, SEE CPS-12 OFFERING PLAN FOR ADDITIONAL TERMS. FILE NO. CP18-0139. Floor plan not to scale.



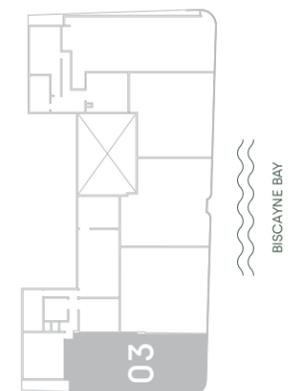
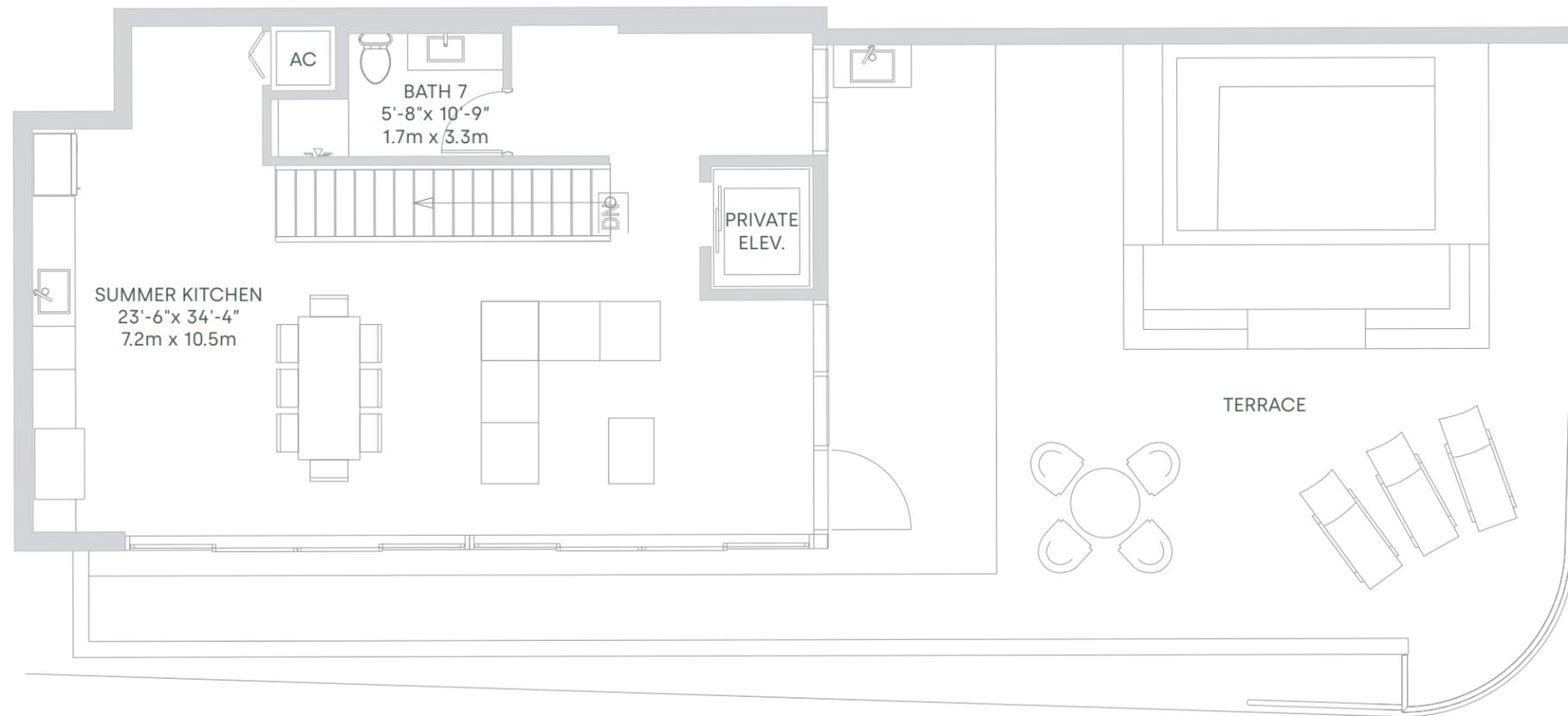
PENTHOUSES MANSIONS
LEVEL 60-62

TOTAL SQ.FT.	7,850 SQ.MT.	729 SQ.MT.
A/C AREA	6,046 SQ.FT.	562 SQ.MT.
TOTAL BALCONY/TERRACE AREA	1,804 SQ.FT.	167 SQ.MT.

PHM 05

LEVEL 03

6 BEDROOMS
7.5 BATHROOMS
AND DEN/GYM



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