IT ALL STARTS HERE



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. SEE DISCLAIMERS ON LAST PAGE.

501 FIRST RESIDENCES

SOUTH VIEW

IT ALL STARTS HERE





ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

PIONEERS, TRENDSETTERS, INNOVATORS – ALL HAVE ONE THING IN COMMON – THEY KNOW WHAT IT MEANS TO BE FIRST

WELCOME TO 501 FIRST



ONE ADDRESS AHEAD OF ALL OTHERS

When you live at 501 First, you live where the energy of downtown and the culture of the city come together in one perfect place you're proud to call home.

501 NE 1st Ave. Miami

AMENITIES THAT ENHANCE EVERY DAY



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

THE ENTRANCE

- Elegant porte-cochère with 24/7 valet service upon entry
- Mid-century, modern-inspired interior finishes and furniture in residential lobby with 25’ ceiling heights
- Ground level food and beverage concept
- Secure bicycle storage in enclosed and air-conditioned space
- Centrally-located personal storage for all owners

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TASTEFUL ENCOUNTERS



The ground floor of 501 First is anchored by a chic bistro and bar concept helmed by GPG Hospitality, one of New York City's premier restaurateurs. Extraordinary hospitality combines with fresh, delicious food and superior service in a convenient spot that's always right at home.

Known throughout the world for their market-leading concepts, GPG Hospitality currently manages:

Breads Bakery
Nur
Lamalo
The A.R.T. NoMad - rooftop bar
Stretch Pizza

25 Bakeries Around The World You Have To See Before You Die
by Buzzfeed

"Best of NY chocolate babka"
by New York Magazine

One of the "10 awesome new bakeries in NYC"
by Eater

One of "New York's Chicest Bakeries"
by Harper's Bazaar

As seen in:
_ The New York Times
_ Grub Street
_ Gothamist
_ The Infatuation
_ Eater NY
_ Today Show
_ Wall Street Journal



501 NE 1st Ave. Miami



WORK SMARTER PLAY GREENER



501 NE 1st Ave. Miami



LEVEL THREE

THE PLACE TO MEET YOUR NEIGHBORS

_ Partnering with a NY/LA based workspace team to create a resident-only, concept which includes:
- Boardrooms with video conferencing and smart technology
- Exclusive private art and music events
- East rooftop coworking area with powered banquette seating and secluded pods shaded by wood trellises and pergolas

_ Pet bath station to cater to furry residents
_ Centrally-located personal storage for all owners
_ Luxer One Package Room featuring a tech-forward, contactless digital package delivery system, cold storage and dry-cleaning service
_ Fully integrated digital property access system offering secure, smart and convenient video intercom solutions



IMAGES ARE FOR INSPIRATIONAL PURPOSES ONLY.



PET BATH STATION





501 FIRST RESIDENCES



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501 FIRST IS ONE OF MIAMI'S FIRST-EVER RESIDENCES TO MAKE SMART BUSINESS AND OFFICE SOLUTIONS PART OF THE COMMUNITY

501 FIRST RESIDENCES

VERDE ROOFTOP

AT THE TOP OF 501 FIRST, VERDE ROOFTOP IS A TWO-STORY URBAN OASIS WITH MORE THAN 20,000 SF OF INDOOR AND OUTDOOR DELIGHTS



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501 NE 1st Ave. Miami



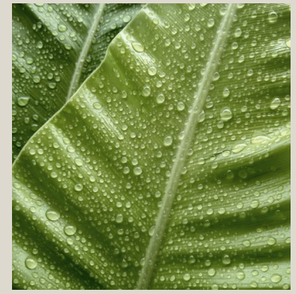
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ROOFTOP LOWER LEVEL

VIP LIVING ROOM

Amenity space dedicated to your social life, including:

_ Greenhouse, an urban oasis featuring soothing greenery and plants year-round to relax and unwind at your leisure
_ Private club suite with game tables
_ Entertainment chef's kitchen
_ Media Room & Library with expansive cultural offerings



501 NE 1st Ave. Miami



HOMAGE FITNESS

World-class fitness center with indoor gym designed by HOMAGE Fitness. HOMAGE is the vision behind celebrity trainers, Eric Johnson and Ryan Johnson, blending the science of health and fitness with the art of hospitality.

_ State-of-the-art indoor gym
_ Yoga/meditation
_ Private fitness training rooms
_ Sunrise terrace with stunning views







THE ENTIRE CITY IS YOUR BACKYARD WITH 360-DEGREE VIEWS OF SHORELINE, SKYLINE, AND EVERYTHING IN BETWEEN

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

501 NE 1st Ave Miami



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ROOFTOP UPPER LEVEL

RECREATION AT ITS HIGHEST LEVEL



First-of-its-kind rooftop deck with:

- 75-foot resort-style lap pool
- Hot hydrotherapy bath and oversized swim-spa
- North-facing private rooftop movie theatre experience
- Grill & Chill on the Sunrise and Sunset Decks
- Outdoor Game Lawn



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

REFINED INTERIOR EXPRESSIONS

_ Fully finished and furnished residences thoughtfully curated by award-winning design firm, Shim Projects
_ Floor to ceiling glass windows with custom window treatment
_ All residences feature balconies
_ Finished flooring on all residential interiors and balconies
_ Kitchens and bathrooms feature custom Italian cabinetry and counters

_ Innovative household appliances by Smeg featuring:
- Speed oven
- Integrated paneled refrigerator / freezer
- Dishwasher

_ Top-of-the line, separate, in-unit washers and dryers
_ Fully built-out, generous closets
_ Hansgrohe bathroom fixtures, features and accessories in matte dark finish

501 NE 1st Ave. Miami



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IF YOU PREFER SELF MANAGEMENT.... TAKE YOUR PICK OR DO IT YOUR SELF

NO RENTAL RESTRICTIONS
RENTAL PER DAY | 365 DAYS A YEAR

01 ONEFINESTAY
02 AIRBNB
03 VRBO
04 TRIPADVISOR
05 BOOKING.COM
06 HOME AWAY
07 FLIPKEY
08 HOMESTAY
09 HOUSE SITTING
10 VILLAS DIRECT
11 VACATIONRENTALS.COM
12 WIMDU
13 INTERHOME
14 EXECUSTAY
15 PERFECT PLACES THAT COME
16 VACATIONRENTALS.COM
17 TURNKEY
18 ROOMARAMA
19 HOTELS.COM
20 HOUSETRIP
21 BEDYCASA
22 ROOMKEY
23 THIRDHOME
24 EXPEDIA
25 9FLATS
26 PRICELINE
27 ORBITZ
28 TRIVAGO
29 LATEROOMS.COM
30 HOTWIRE
31 KAYAK
32 TRAVELOCITY
33 LASTMINUTE.COM
34 AGODA
35 SPLENDIA

and many more...



THE PREMIER ADDRESS FOR ART, CULTURE & PLEASURE



501 NE 1st Ave, Miami



ALWAYS ON THE SCENE. RIGHT OUTSIDE YOUR DOOR.

Arts, Culture and Entertainment
Philip and Patricia Frost Museum of Science
Pérez Art Museum Miami
Freedom Tower
FTX Arena - home of the Miami Heat
Adrienne Arsht Center for Performing Arts
Knight Concert Hall
Olympia Theater
Silverspot Cinema
Lyric Theater
HistoryMiami Museum

Parks
Maurice A Ferré/Museum Park
Bayfront Park

Essentials
Publix
CVS
Walgreens
Whole Foods
Miami Dade College

Shopping and Activities
Miami Worldcenter
Bayside Market
Skyviews Miami Observation Wheel
Miami Walk of Fame
Giant Head Statue
Nite Owl Drive-In + Tropical Market

Fitness and Wellness
Yoga in the Park
Orange Theory Fitness
CrossFit Downtown Miami

Dining
Mana Poke Downtown Miami
Rakija Grill
Verde
Swagat Indian Kitchen
Segafredo Bayside
Caffe Tonny
La Estación American Brasserie
Margot Natural Wine Bar
Marina's Bar & Grill
Sagrado Café
Eleventh Street Pizza
Black Market
Lombardi's Miami Italian Restaurant
Sushi Sake
Mambo Café
Delicatessen Patagonia
Joe & The Juice
La Industria Bakery & Café
Mondu
Central Fare at MiamiCentral
Zuma Miami

Transportation
Metromover
MiamiCentral – Brightline
Metrorail

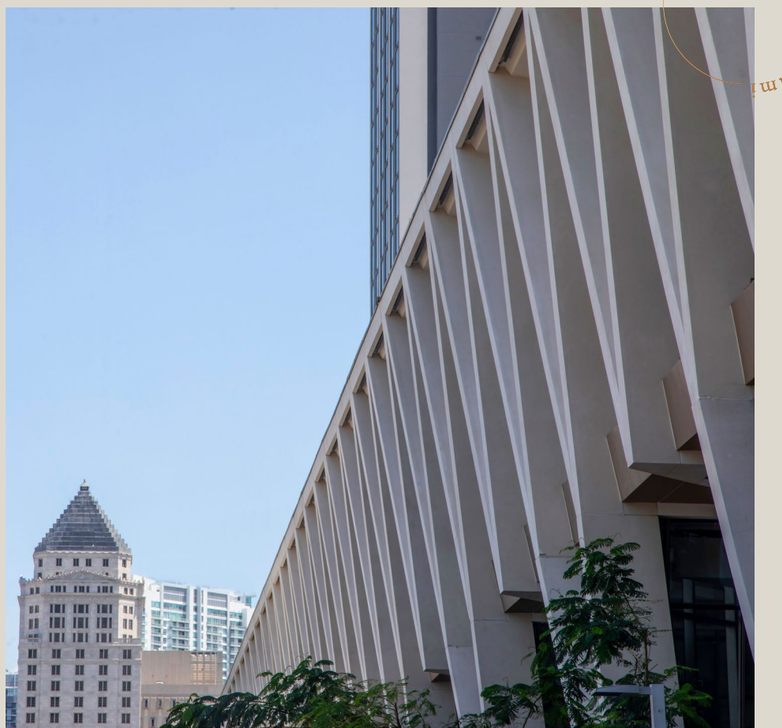
501 FIRST RESIDENCES

501 NE 1st Ave. Miami



ENGAGE
EXPLORE
DO MORE





501 NE 1st Ave. Miami

CITY LIFE
CONNECTED



AN ENERGETIC VIBE WITH AN URBAN BEAT

With it's magnetic appeal, Miami has always served as a haven for those seeking both adventure and relaxation. Now with it's thriving tech community and growing cache of innovative start-ups, Miami is quickly becoming a global hub for businesses that are making a mark. This unique dynamic of global business in an unmatched setting makes Miami the ultimate global destination.



501 NE 1st Ave. Miami





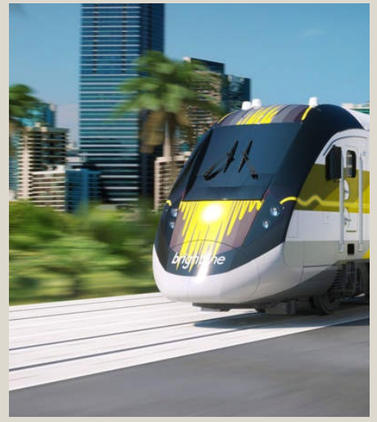
WELCOME TO THE WORLD'S NEXT CAPITAL OF GLOBAL BUSINESS, TECHNOLOGY, AND MORE

501 FIRST RESIDENCES

MIAMI GLOBAL CITY









AS MIAMI CONTINUES TO EMERGE AS AN INTERNATIONAL HUB FOR LEADING-EDGE COMPANIES, DIGITAL INNOVATORS, AND INTERNATIONAL ARTS AND CULTURE, THE CITY IS RAPIDLY EVOLVING AS A WORLD-CLASS METROPOLIS.

MIAMI I-395

New enhancements are already underway to reconnect Miami's Downtown, Midtown, and Edgewater neighborhoods with a 1.4-mile highway project, signature bridge, underline greenway and park, revitalized street-level retail, community art and engagement facilities, and much more. The iconic archway will span NE 2nd Avenue and Biscayne Boulevard and connect to the MacArthur Causeway towards Miami Beach.

MIAMI BAYLINK

The beach and the city united – this is the vision behind the Baylink, a mix of bus rapid transit (BRT), water taxis, and expanded Metrorail service to Miami International Airport, Miami Marlins Baseball Park, Florida International University, and other top destinations.

BRIGHTLINE TRAIN

Brightline high-speed rail service is designed to connect South Florida to Central Florida while taking cars off the road and offering millions of travelers an eco-friendly way to move. Brightline currently connects passengers from Miami, Fort Lauderdale and West Palm Beach and in 2022 will connect to Orlando with a later goal to connect Orlando to Disney World and Tampa.

MIAMI WORLDCENTER

Occupying nearly 30 acres in the heart of downtown Miami, Miami Worldcenter is the biggest mixed-use development in the U.S. after New York's Hudson Yards. The ten-block project will include world-class retail, hospitality and residential uses in the center of Miami's urban core. All told, the project is expected to account for $3 billion in new investment within downtown Miami.

1.4M
MILES LONG

2026
EXPECTED COMPLETION

+10M
PROJECTED ANNUAL VISITORS

$3B
DOWNTOWN MIAMI NEW INVESTMENT

501 FIRST RESIDENCES

THE TEAM

ARIA DEVELOPMENT

ARIA DEVELOPMENT GROUP is a real estate development and investment firm with holdings in New York City, Washington, DC and Miami. Aria was founded in 2009 by partners Joshua Benaim, David Arditi and Timothy Gordon. Aria benefits from strategic partnerships with two prominent New York real estate families, each with a 60+ year track-record of real estate development, investment and management across a variety of asset classes.

The firm marries a classic value investment strategy with the real estate principles of location, scarcity, and beauty. Aria focuses on building and acquiring premier multifamily, hospitality, retail and mixed-use properties placing a strong emphasis on business relationships and local knowledge. Aria's development projects are focused on creating distinguished urban infill multifamily and mixed-use properties in great neighborhoods. Notable developments include:

YOTEL*PAD* Miami | Miami, FL
321 Ocean | Miami Beach, FL
465 Pacific | Brooklyn, NY
One Boerum Place | Brooklyn, NY
The Bond | Washington, DC
The Alden | Washington, DC

www.ariadevelopmentgroup.com





465 PACIFIC ST.



ONE BOERUM PLACE



YOTEL MIAMI



321 OCEAN

501 FIRST RESIDENCES

AQARAT

KUWAIT REAL ESTATE COMPANY (AQARAT) is one of Kuwait's leading real estate companies, with several firsts to its credit. It was the first real estate company to be listed on the Kuwait Stock Exchange (Ticker: IFA) and the first to develop mixed-use retail, office, and parking in Kuwait.

AQARAT's global footprint spans notable projects in the Middle East and Gulf States, Europe, and the United States where it is known for its ultra-luxurious residential hubs and mixed-use properties.

The company continues to successfully implement its strategic vision by evaluating the potential of new & emerging markets, investing in prestigious projects, and diversifying its scope of operations, all while maintaining superior quality, unyielding technical standards, and a commitment to excellence.

AQARAT has entered strategic alliances and joint venture partnerships with leading local, regional, and international companies including Yotel New York, IFA Hotels & Resorts, UAE and Courtyard by Marriott, Hamburg, Germany.

YOTEL Miami
YOTEL New York
YOTEL San Francisco
Courtyard by Marriott Hamburg

www.aqarat.com.kw



YOTEL Miami



YOTEL New York



YOTEL San Francisco

501 FIRST RESIDENCES

REVUELTA ARCHITECTURE INTERNATIONAL

Revuelta Architecture International was founded with a commitment to provide our clients with quality designs balanced with sustainable and economically feasible solutions, delivered within stringent time schedules. This philosophy, over the past two decades, has been the cornerstone of the success of many of our projects. We have partnered with top local and national developers in the design and creation of some of South Florida's leading landmark residential, commercial, hospitality, automobile dealerships and mixed-use projects.

The Bath Club | Miami Beach
Santa Maira | Brickell
Brickell Flatiron | Brickell
The Bristol Tower | Brickell
Epic | Downtown Miami
The Azure | Surfside
Grovenor House | Coconut Grove
Una Residences | Brickell
L'Atelier | Miami Beach

www.revuelta.com



SANTA MARIA



BRICKELL FLATIRON



THE BRISTOL TOWER



THE AZURE,



GROVENOR HOUSE

501 FIRST RESIDENCES

SHIM PROJECTS

SHIM PROJECTS is a highly specialized Interior Design and Design Direction studio that works with professional real estate developers, alluring consumer brands and specialty businesses. They understand how to integrate ‘design’ into development to create visually cohesive spaces and engaging experiences.

SHIM PROJECTS is currently working on a range of exciting projects including the transformation of Flamingo Point,in Miami Beach; several ground-up multi-family projects in growing cities and neighborhoods including North Druid Hills Atlanta, Creative Village Orlando, Downtown Miami, Wynwood and Edgewater; Paradise Farms, a 10-acre organic farm and luxury retreat in Homestead; Grown a 3,500 SF market and fully licensed restaurant in Miami Beach.

Flamingo Point | Miami Beach
Bay Parc | Miami
Flushing Commons | New York
4th Street Commons | Miami
Bebito’s | Miami Beach
The Julian | Orlando

www.shimprojects.com



TANGRAM PENTHOUSE



BAY PARC



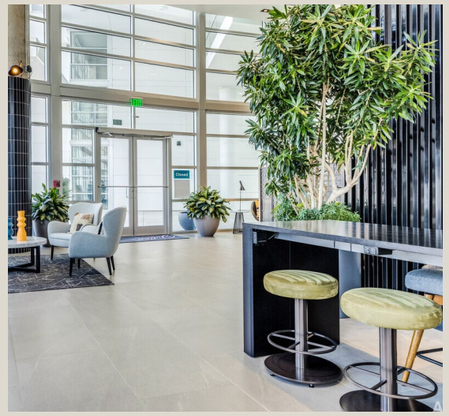
FLUSHING COMMONS



FLAMINGO POINT



4TH STREET COMMONS



THE JULIAN

501 FIRST RESIDENCES

AQARAT ARIA

EQUAL HOUSING OPPORTUNITY

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