



ARIA  
ON THE BAY

IT'S ALL ABOUT THE ATMOSPHERE

FACT SHEET





# ARIA

ON THE BAY

## Overview

Aria on the Bay is a glamorous enclave of 648 grand residences in a 53-story tower. The residences range in size from 813 to over 2,365 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. European kitchens and bathrooms and 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.

## Completion Date

Third quarter 2017

## Team

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





## **Building Features**

2 Curved Sunrise/ Sunset pools

Children's Pool

Hot tub overlooking Biscayne Beach

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 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 813 to over 2365 square feet

Spacious, open-plan living, dining and kitchen areas

Modern custom-designed cabinetry and European-style kitchens

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% 90 days after signing Contract

15% on 20<sup>th</sup> floor

Balance at closing