ARIA RESERVE MIAMI

PANORAMIC RESIDENCES

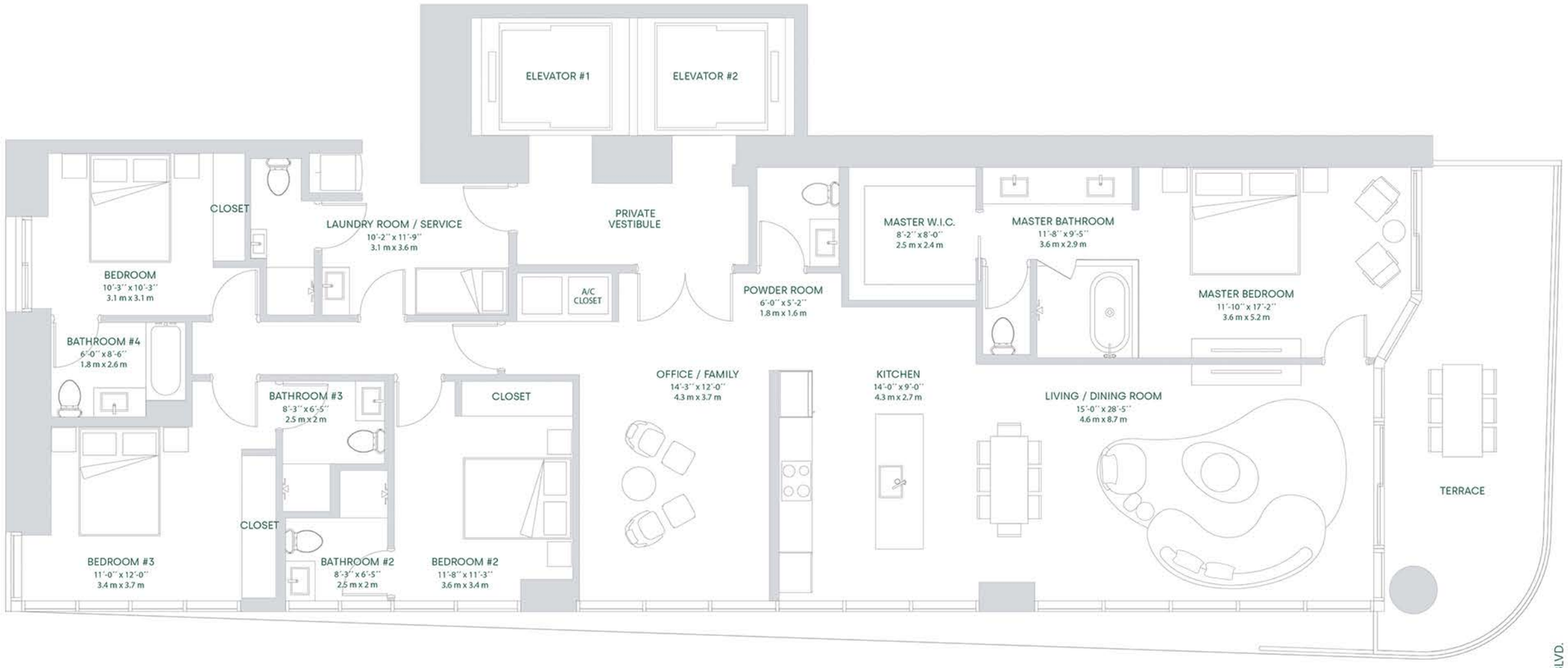
LEVEL 03-56

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



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. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. Developer intends to develop the project in phases and no representation is made as to whether all phases of the development will be completed, and if so, in what order the phases will be developed. Accordingly, the final size of the project, including amenities, is subject to change without notice. Certain buildings and/or amenities depicted herein may never be developed. All prices are subject to change at any time and without notice, and do not include optional features or premiums for upgraded units. With respect to the floor shown herein, 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 described herein are approximate and may vary with actual construction. Note that measurements of rooms set forth on the floor plans 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 herein 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 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. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. The Aria Reserve South and Aria Reserve North condominiums are being developed, respectively, by South Park Tower LLC and North Park Tower LLC, each of which has an affiliation with The Melo Group ("Melo"). Any and all statements, disclosures and/or representations made to purchasers in Aria Reserve South shall be deemed made by South Park Tower LLC and not by Melo, Arquitectonica or ArcGeo (collectively, the "Associated Parties"). Similarly, any and all statements, disclosures and/or representations made to purchasers in Aria Reserve North shall be deemed made by North Park Tower LLC and not by Melo or the Associated Parties. Purchaser agrees to look solely to the applicable Developer of the particular condominium (and not to Melo or the Associated Parties) with respect to any and all matters relating to the marketing and/or development of the applicable Condominium and with respect to the sales of Units in the applicable Condominium.