

501

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RESIDENCES



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501 NE 1st Ave. Miami



DISCOVER

MUSEUM PARK

Breathtaking views of the Biscayne Bay and the glittering Miami skyline around, it is a gorgeous undulating green expanse of 30 acres. The park is home to the Phillip and Patricia Frost Museum of Science and its waterfront treasure - Perez Art Museum Miami.

FTX ARENA (Home of the Miami Heat)

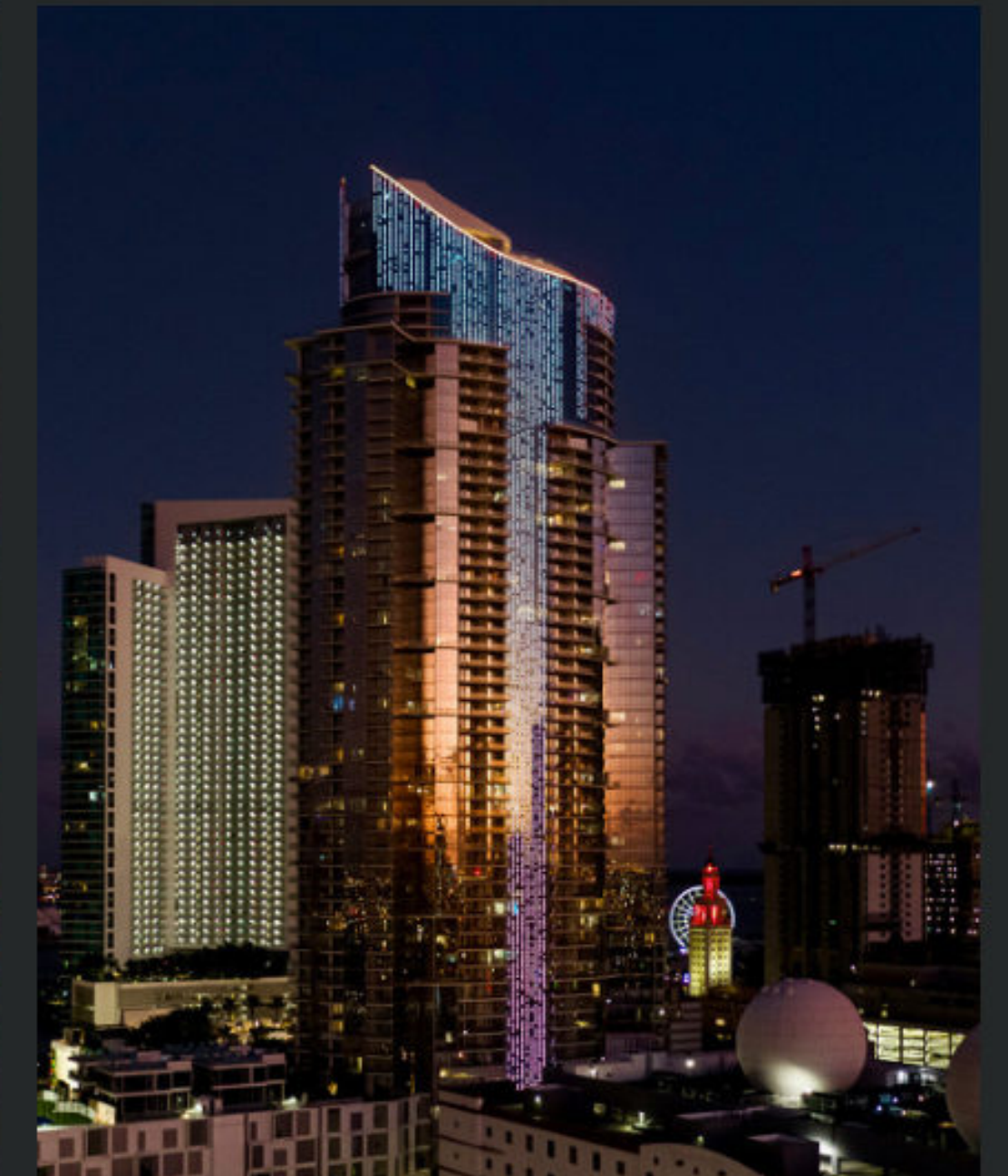
The 20,000-seat FTX Arena, home to the NBA Miami Heat, is nestled on the majestic Biscayne Bay. Besides its sports accommodation, American Airlines Arena hosts worldclass concerts and shows, from Adele to Jennifer Lopez.

ADRIENNE ARSHT CENTER

The Adrienne Arsht Center, designed by world-renowned architect Cesar Pelli, is one of the most important performing arts venues, with two major single-purpose halls created to present the finest in classical and popular entertainment, from 'Hamilton' to 'Don Quixote'.

MIAMI WORLDCENTER

Miami Worldcenter is stated to be a magnetic destination for tourists and business visitors in the heart of Downtown. This is the biggest mixed-use development in the U.S. after New York's Hudson Yards.





YOU'RE ONLY MINUTES AWAY

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- 1 Perez Art Museum Miami
- 2 Frost Museum Of Science
- 3 Museum Park
- 4 Miami Worldcenter
- 5 Marriott Marquis Convention Centre
- 6 MiamiCentral
- 7 Brickell City Centre
- 8 Whole Foods
- 9 Olympia Theater
- 10 Bayside Marketplace
- 11 Bayfront Park Amphitheater
- 12 FTX Arena (Home to the Miami Heat)
- 13 Adrienne Arsht Center
- 14 Yoga In The Park
- 15 Brightline Rail Station
- 16 Miami Dade College
- 17 Skyviews Miami Observation Wheel
-  Metromover Stations
-  Citibike Stations



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

Developer Aria Development Group
Architecture Revuelta Architecture International
Designer Shim Projects

448 Residences Levels 4 - 36
Studio 385 - 458 SF
1 Bedroom 550 - 606 SF
2 Bedroom 835 SF

40-Story Tower
No Rental Restrictions

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501 NE 1st Ave, Miami

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





Ground floor bistro and bar helmed by GPG Hospitality, one of New York City's premier restaurateurs. They are dedicated to providing extraordinary hospitality through fresh, delicious food and superior service. GPG Hospitality currently manages:

Breads Bakery

Nur

Lamalo

The A.R.T. NoMad - rooftop bar

Stretch Pizza

"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*

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

As seen in:

The New York Times

Grub Street

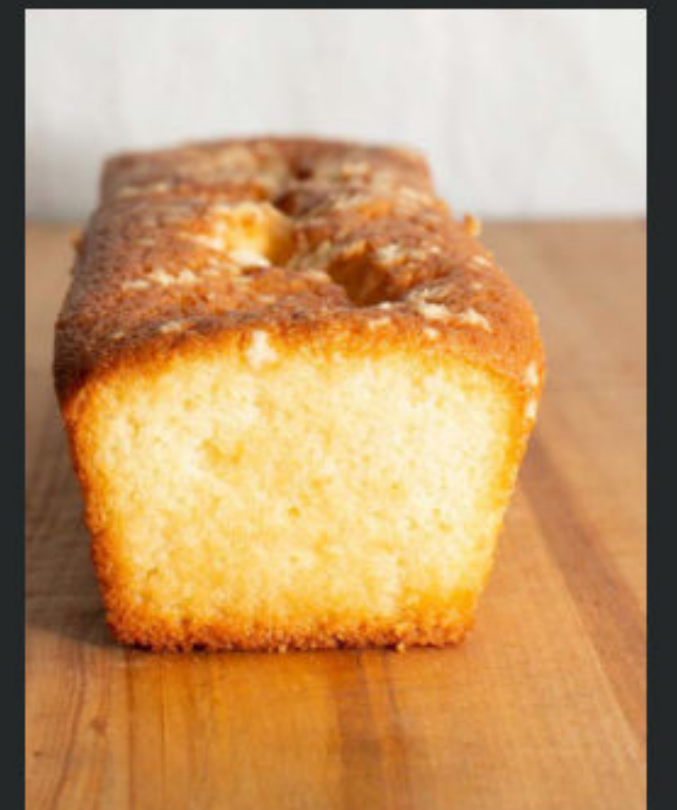
Gothamist

The Infatuation

Eater NY,

Today Show

Wall Street Journal





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LEVEL 2

The place to meet your new neighbors.

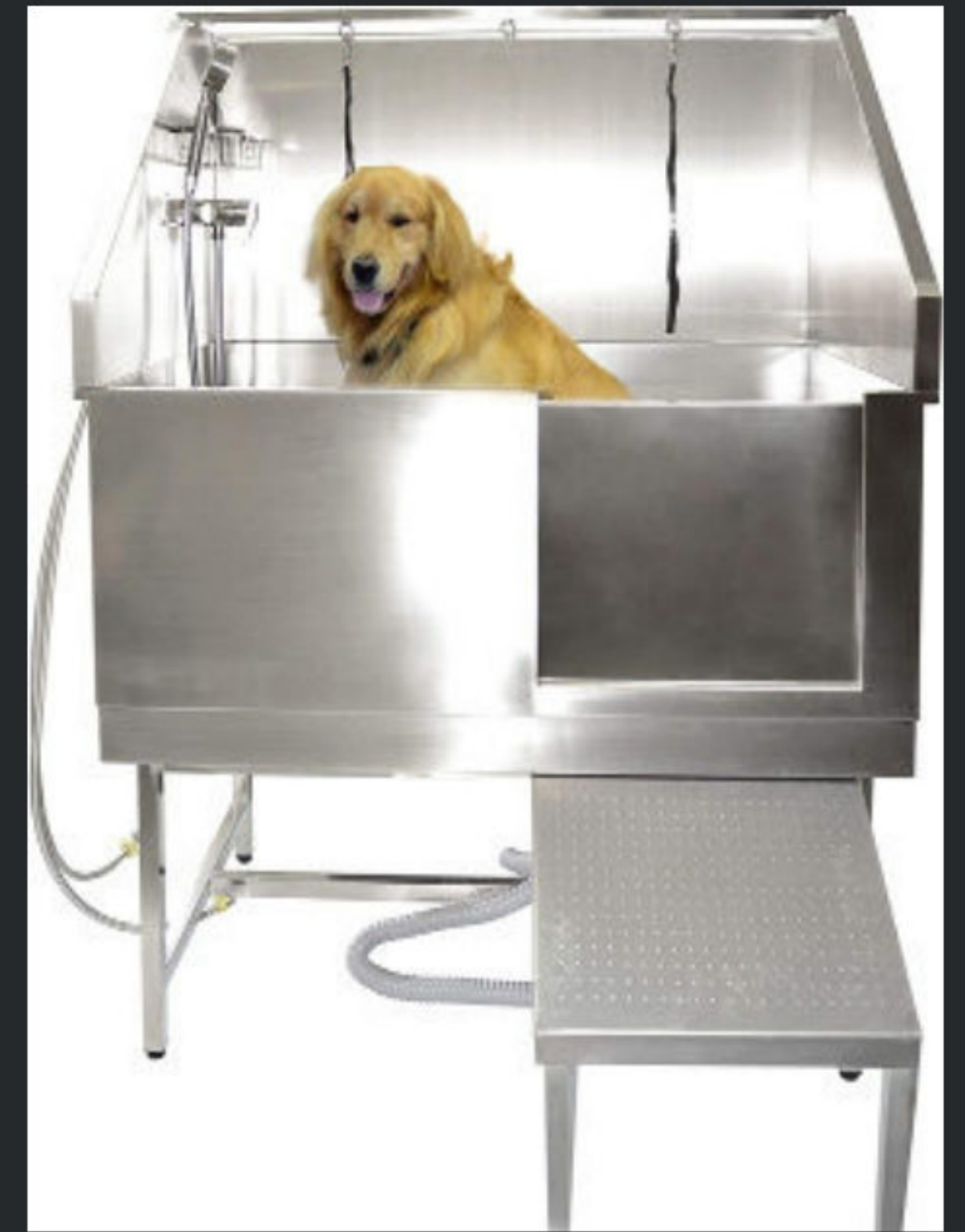
Private Workspace

Pet Lounge - pet bath station to cater to
furry residents

Mail room

Management Offices

Luxer One Package Room featuring a tech-
forward, contactless digital package delivery
system, cold storage and dry-cleaning
service



Partnering with a NY/LA based workspace concept that creates private work and social spaces for creators, innovators and thought leaders to gather and connect. Reimagining the ideal environment for creative potential and progress with timeless design, thought-provoking cultural experiences, and elevated hospitality.



THE ROOFTOP

Two level, double-height amenity area
encompassing over 20,000 SF of interior and
exterior recreational uses featuring 360-views.



First-of-its-kind rooftop deck:

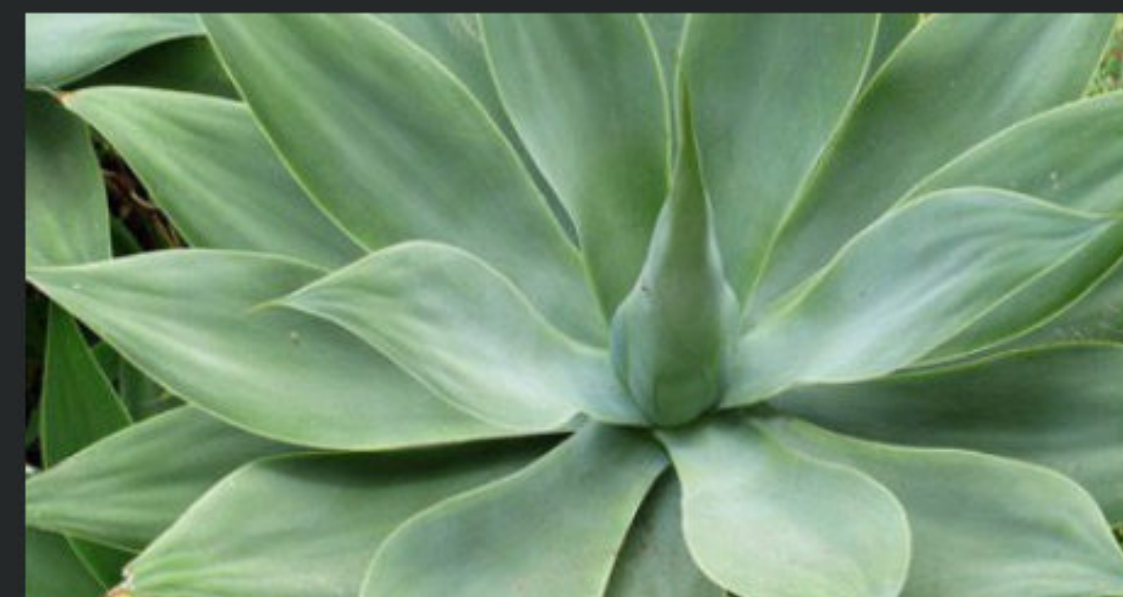
75-foot resort-style lap pool

Hot hydrotherapy bath

North-facing private rooftop movie theatre experience

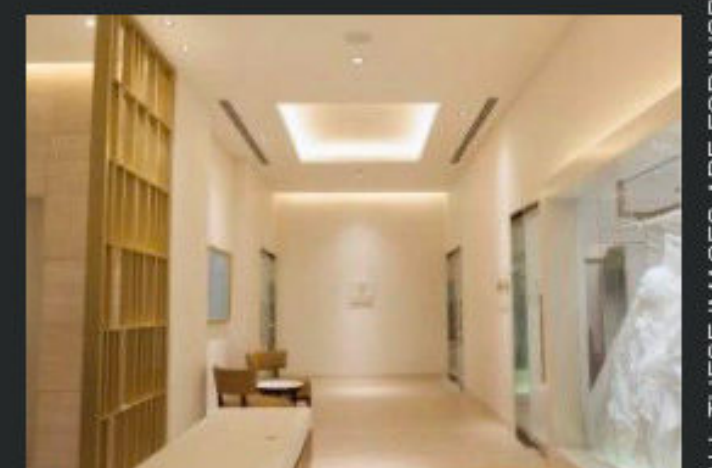
Grill & Chill on the Sunrise and Sunset Decks

Outdoor Game Lawn



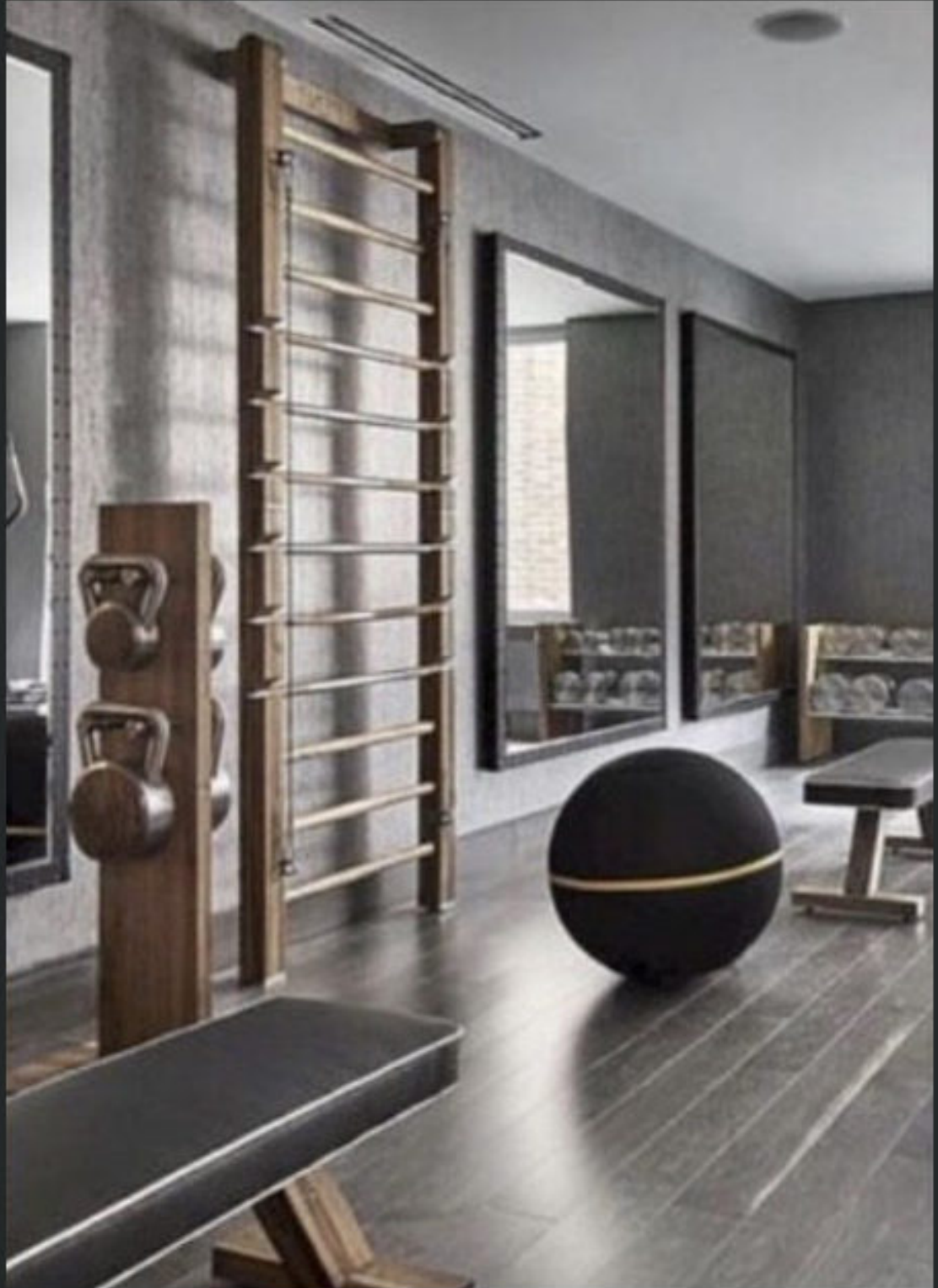
Amenity space dedicated to your social life, including:

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



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



RESIDENTIAL INTERIORS

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

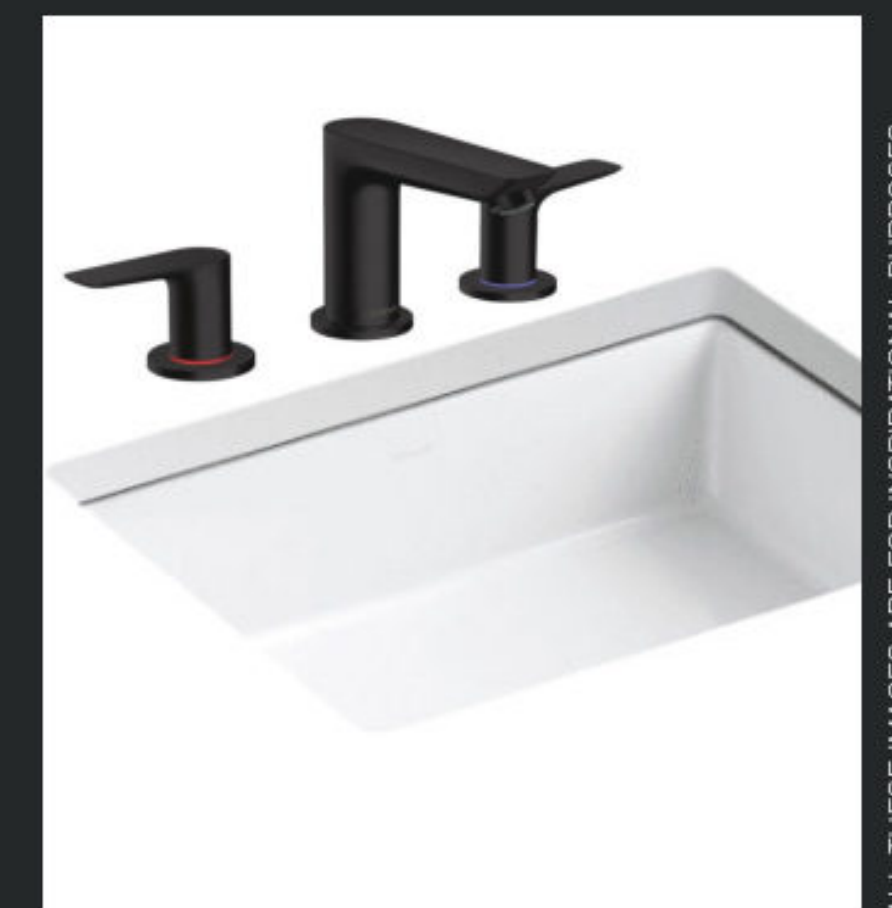
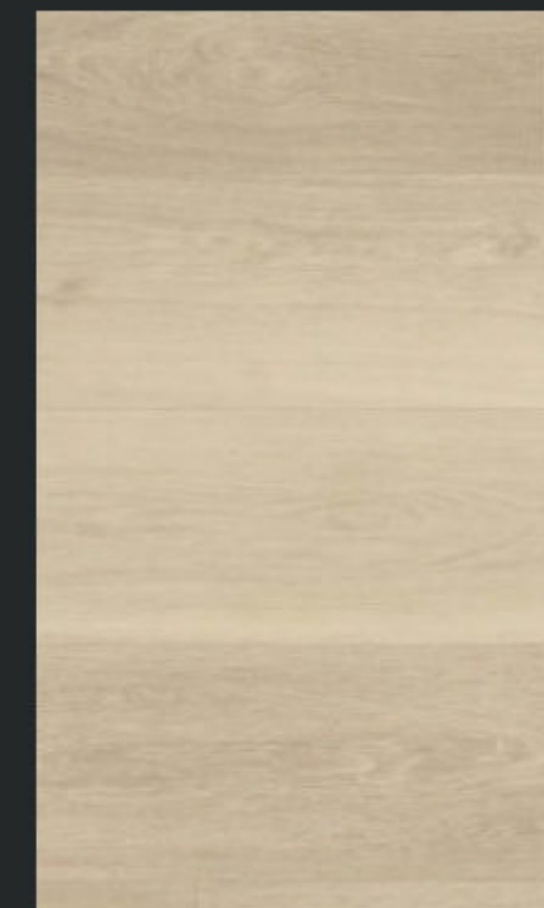
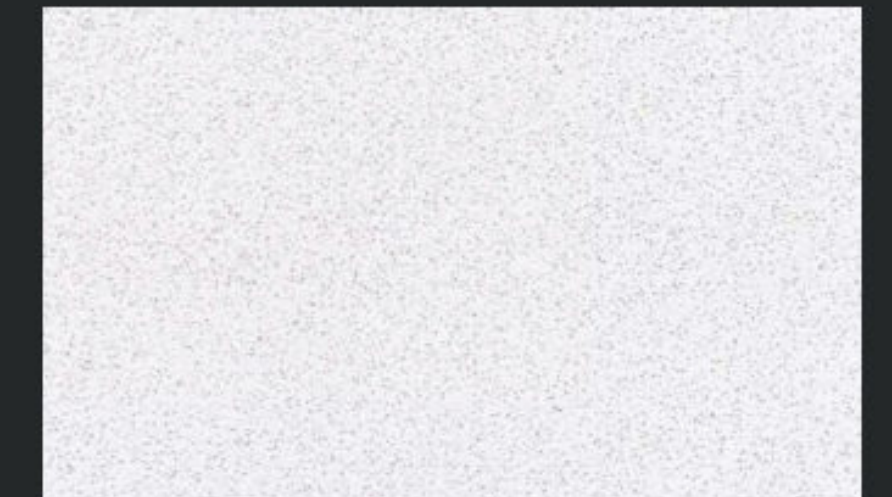
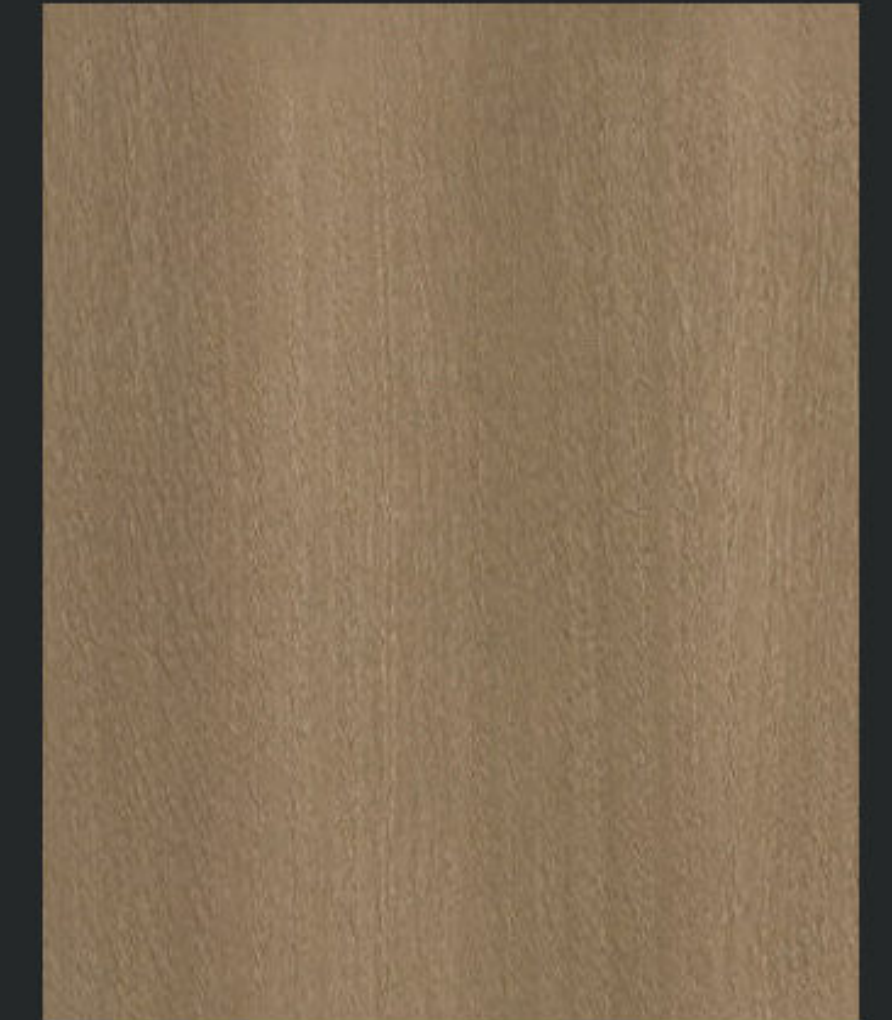
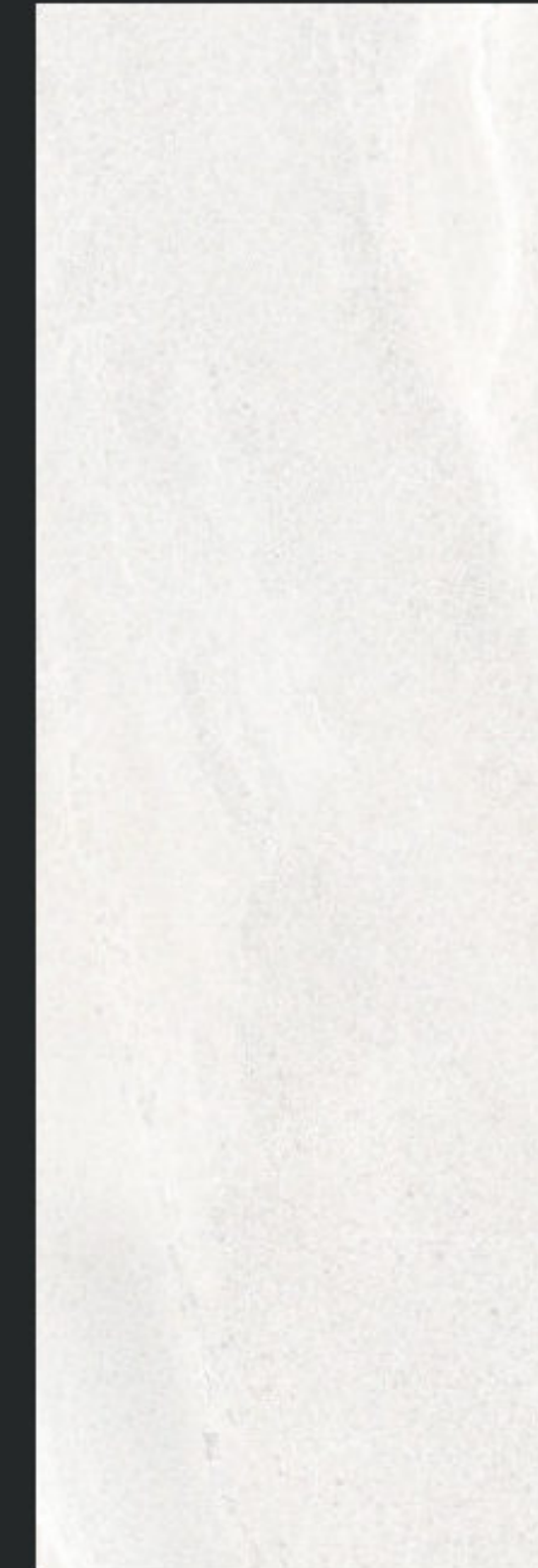
Innovative household appliances by Smeg featuring:

- 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



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:

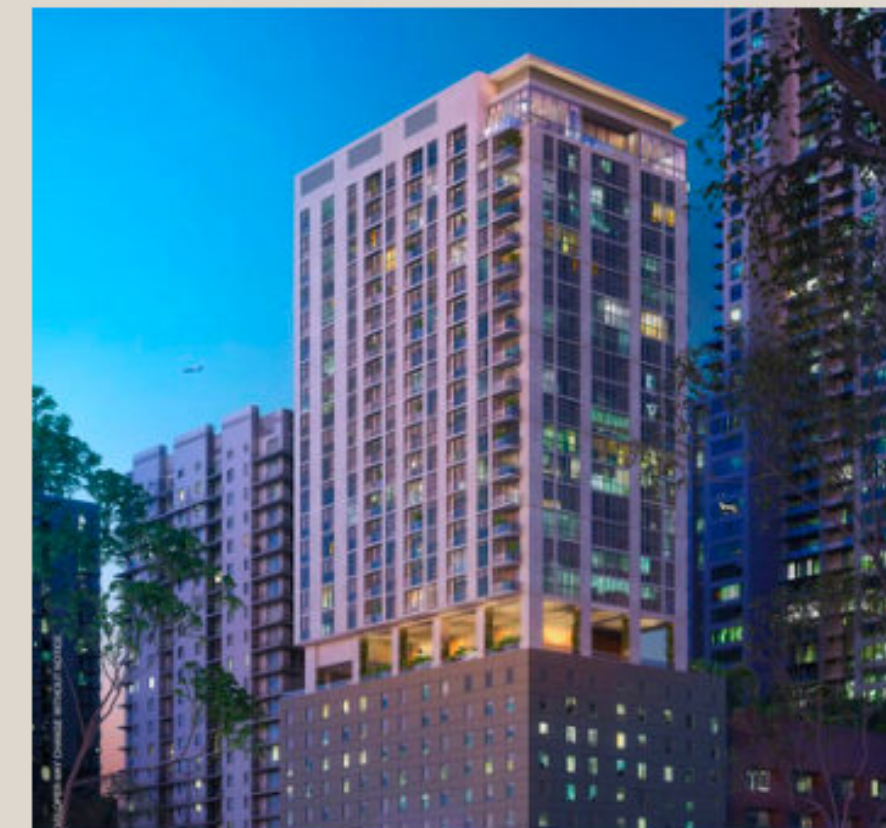
YOTELPAD Miami | Miami, FL
321 Ocean | Miami Beach, FL
465 Pacific | Brooklyn, NY
One Boerum Place | Brooklyn, NY
The Bond | Washington, DC
The Alden | Washington, DC



465 PACIFIC ST.



YOTEL MIAMI



ONE BOERUM PLACE



321 OCEAN



THE TEAM

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.

Most prestigious work in Miami included:

L'Atelier | Miami Beach

The Bath Club | Miami Beach

Brickell Flatiron | Brickell

The Bristol Tower | Brickell

The Azure | Surfside

Grovenor House | Coconut Grove

Santa Maria | Brickell

SANTA MARIA, BRICKELL



BRICKELL FLATIRON



THE BRISTOL TOWER, BRICKELL



THE AZURE, SURFSIDE



GROVENOR HOUSE, COCONUT GROVE



THE TEAM 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
Bay Parc
Flushing Commons
4th Street Commons
Bebito's
The Julian

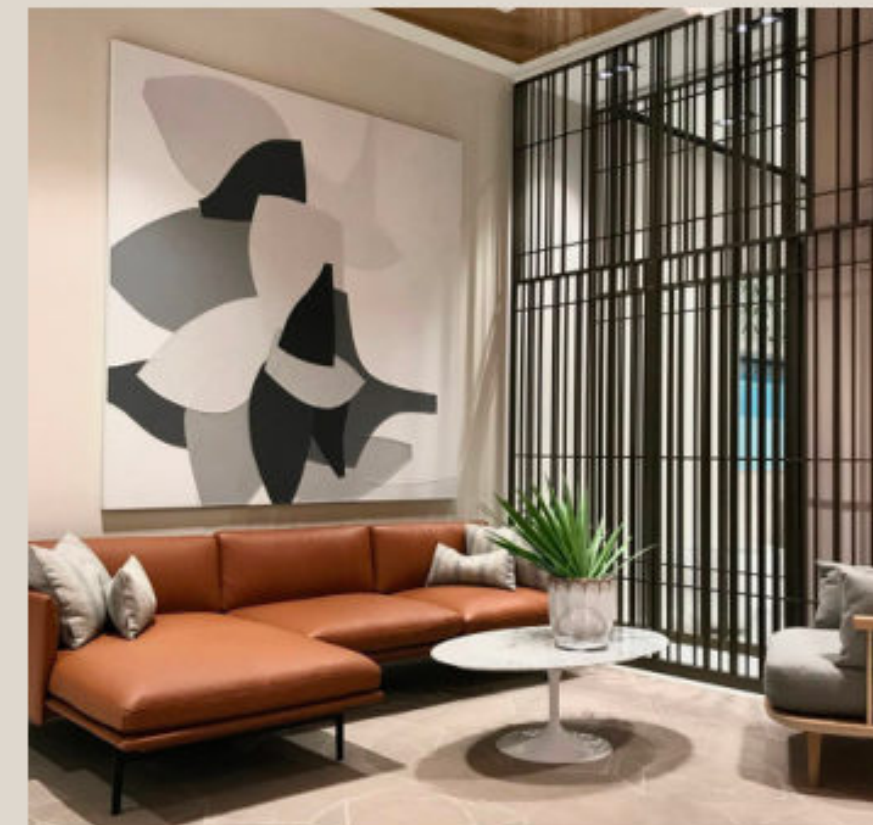
FLUSHING COMMONS



4TH STREET COMMONS



FLAMINGO POINT



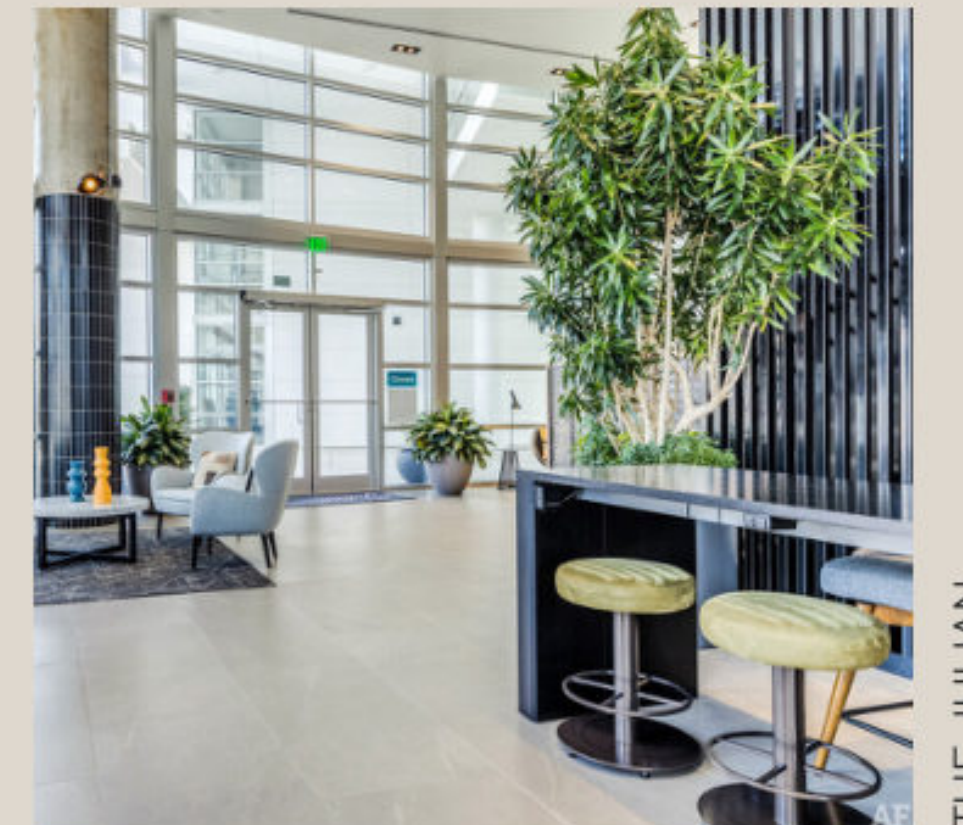
TANGRAM PENTHOUSE



BAY PARC



THE JULIAN



THE TOWER

Levels 4-11

14 UNITS

- 7 | STUDIOS / 1 BATH
- 2 | 1 BD / 1 BATH
- 1 | 1 BD / 1.5 BATH
- 4 | 1 BD + DEN / 2 BATH



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Levels 12-36

4 | STUDIOS / 1 BATH
2 | 1 BD / 1 BATH
2 | 1 BD / 1.5 BATH
4 | 1 BD + DEN / 2 BATH
2 | 2 BD / 2 BATH



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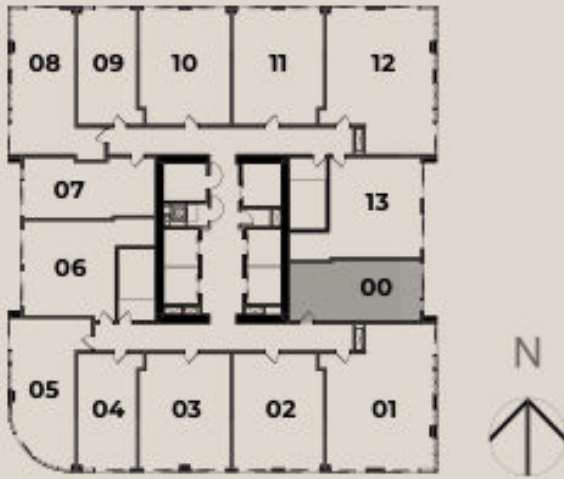
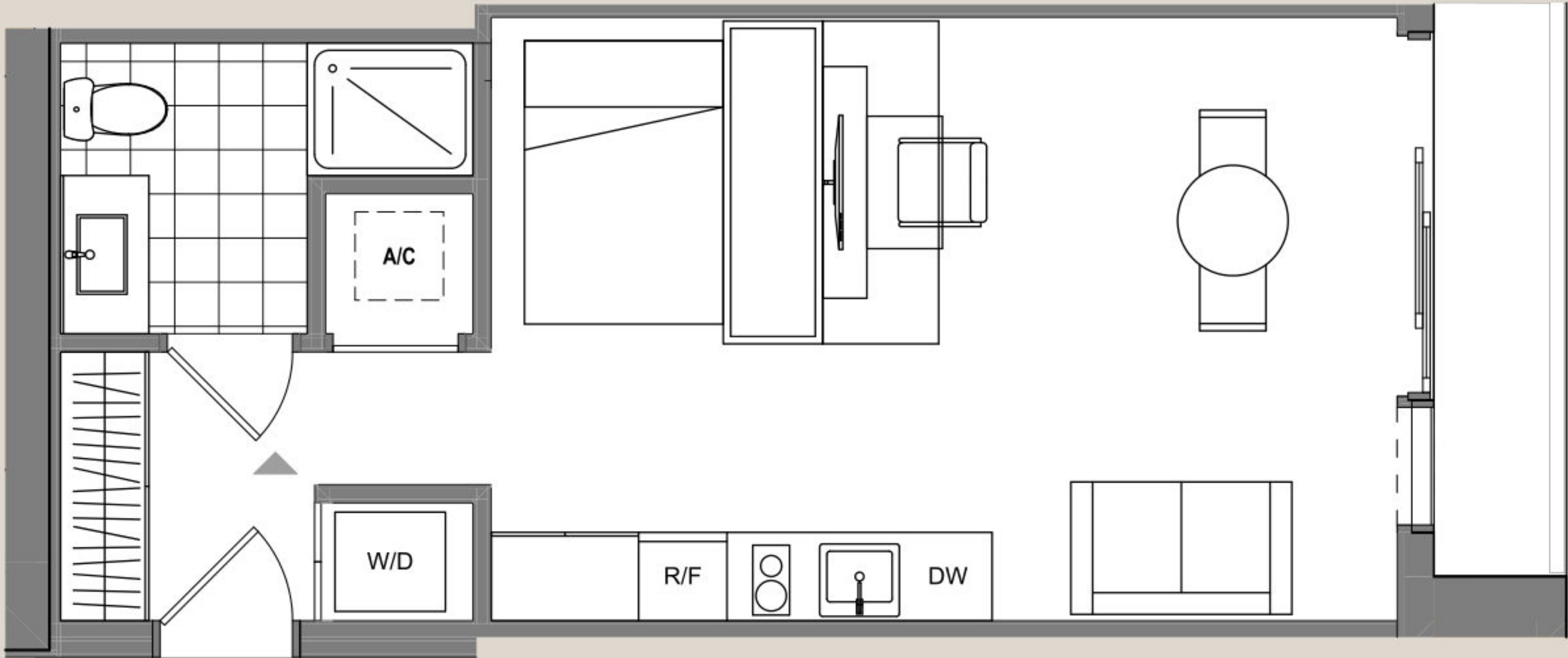


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THE RESIDENCES

UNIT 00

Studio / 1 Bath
Interior 458 sq. ft. | 43 m²
Exterior 42 sq. ft. | 4 m²
Total 500 sq. ft. | 47 m²



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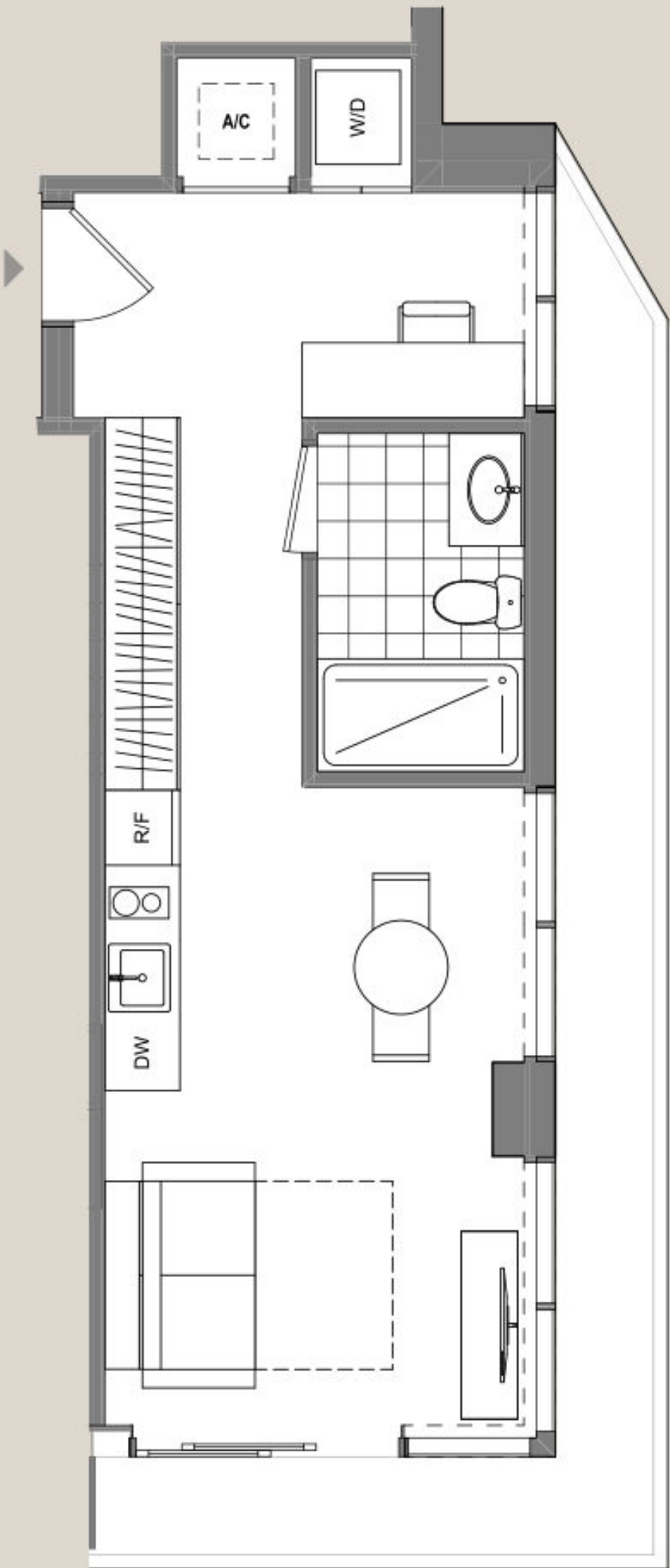
UNIT 01A/12B

Studio / 1 Bath

Interior 458 sq. ft. | 43 m²

Exterior 145 sq. ft. | 13 m²

Total 603 sq. ft. | 57 m²



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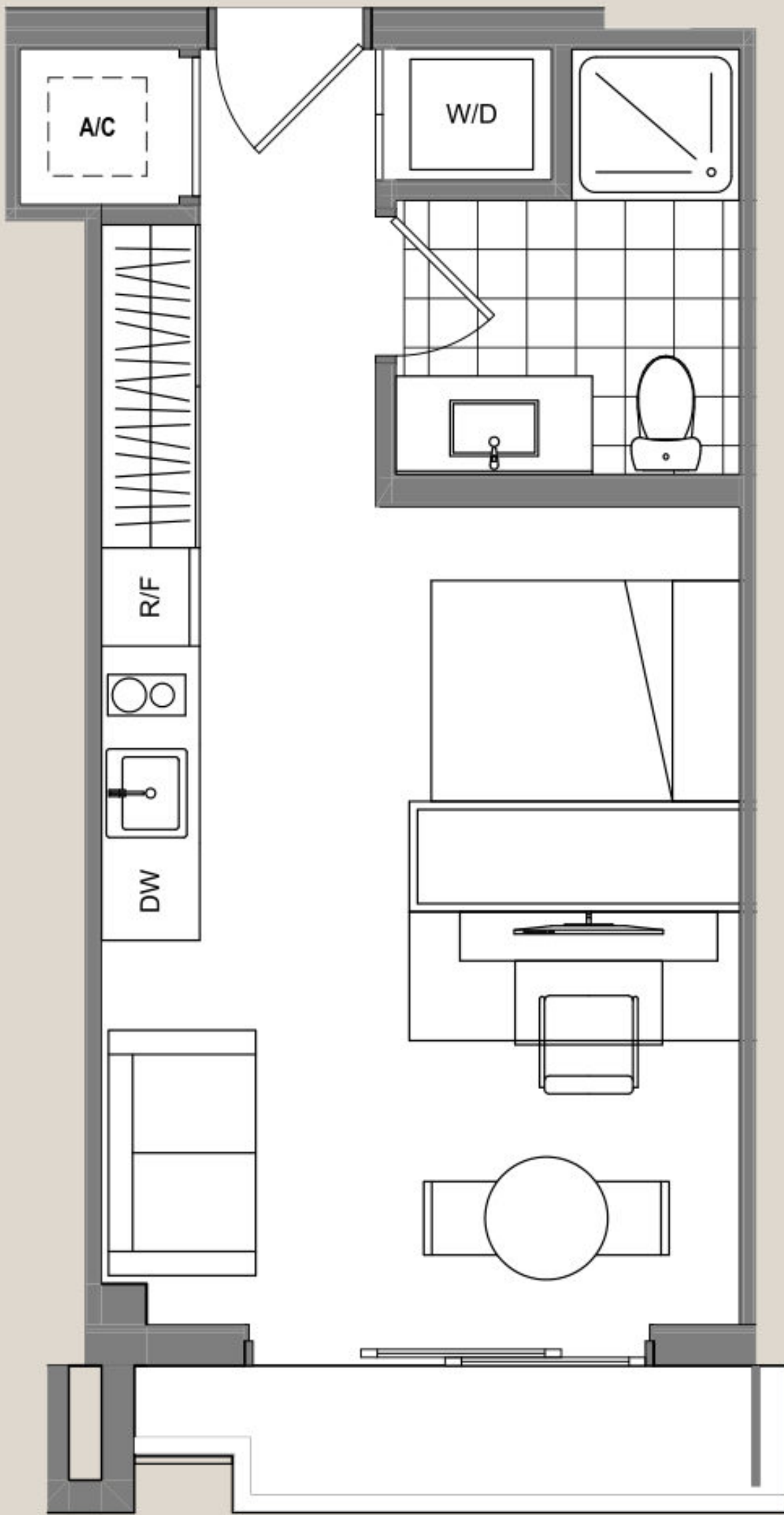
THE RESIDENCES

UNIT 01B/12A

Studio / 1 Bath
Interior 385 sq. ft. | 36 m²
Exterior 36 sq. ft. | 3 m²
Total 421 sq. ft. | 39 m²



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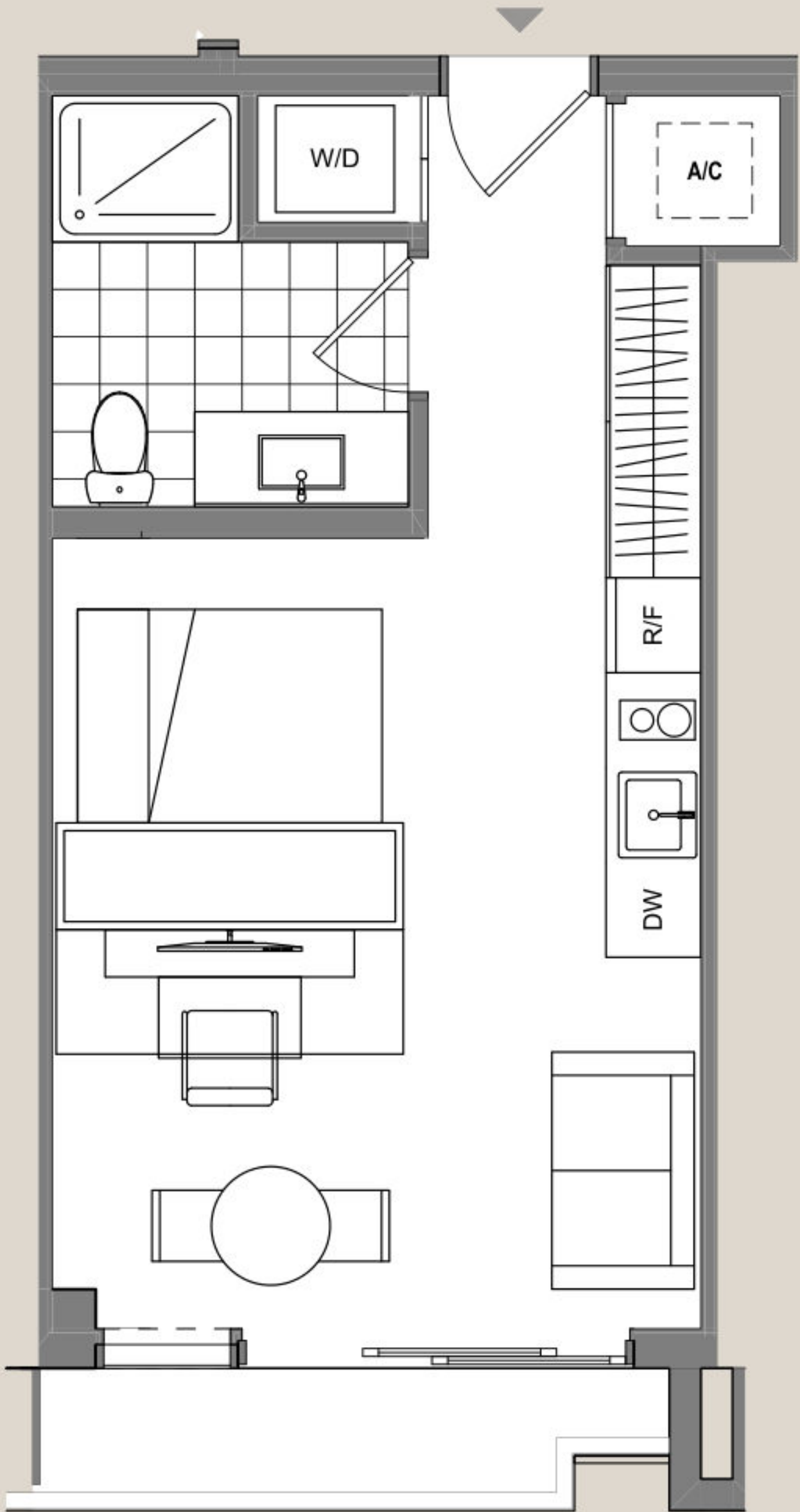


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THE RESIDENCES

UNIT 04/09

Studio / 1 Bath
Interior 401 sq. ft. | 37 m²
Exterior 38 sq. ft. | 4 m²
Total 439 sq. ft. | 41 m²



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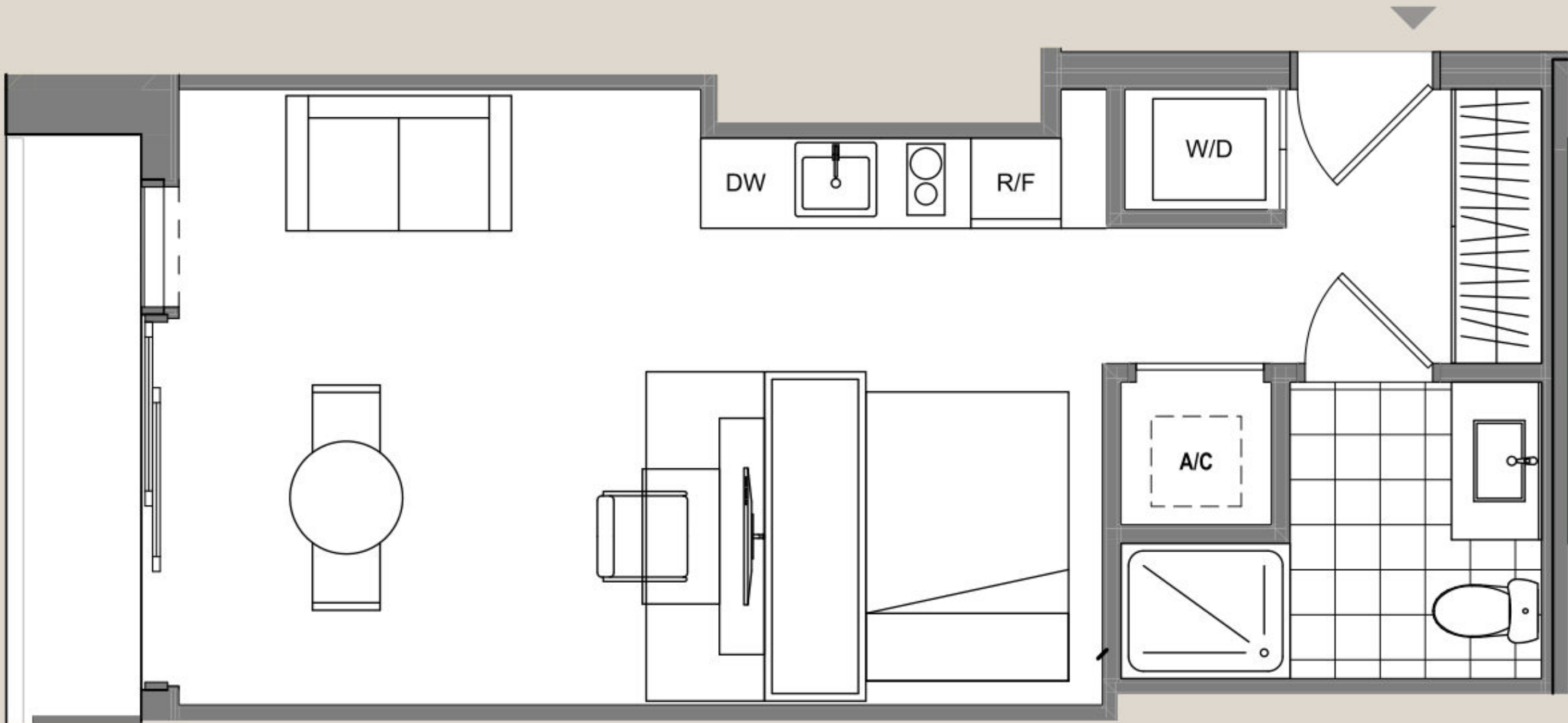


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THE RESIDENCES

UNIT 07

Studio / 1 Bath
Interior 447 sq. ft. | 42 m²
Exterior 39 sq. ft. | 4 m²
Total 483 sq. ft. | 46 m²



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THE RESIDENCES

UNIT 05

1 Bed / 1 Bath

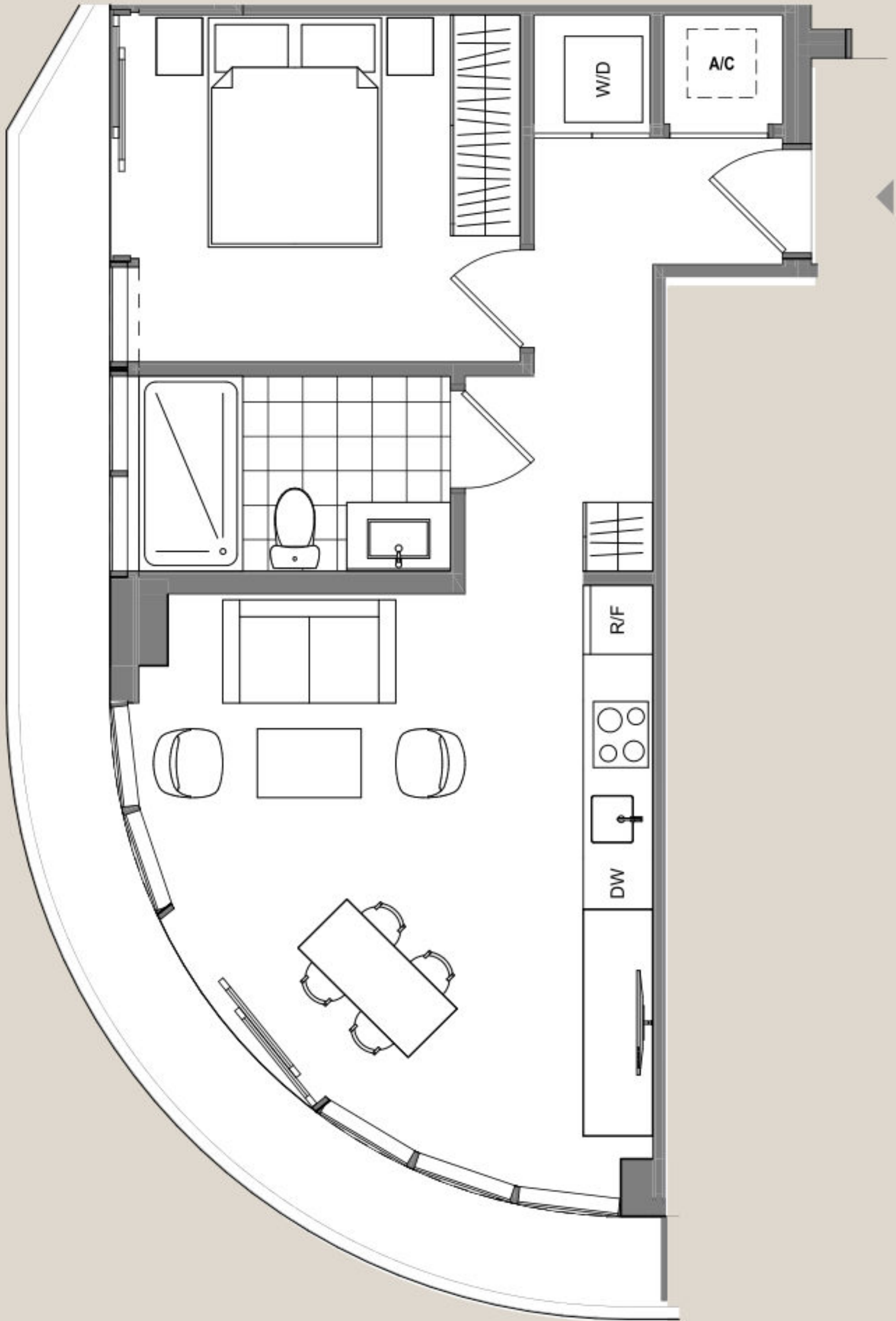
Interior 551 sq. ft. | 51 m²

Exterior 138 sq. ft. | 13 m²

Total 689 sq. ft. | 64 m²



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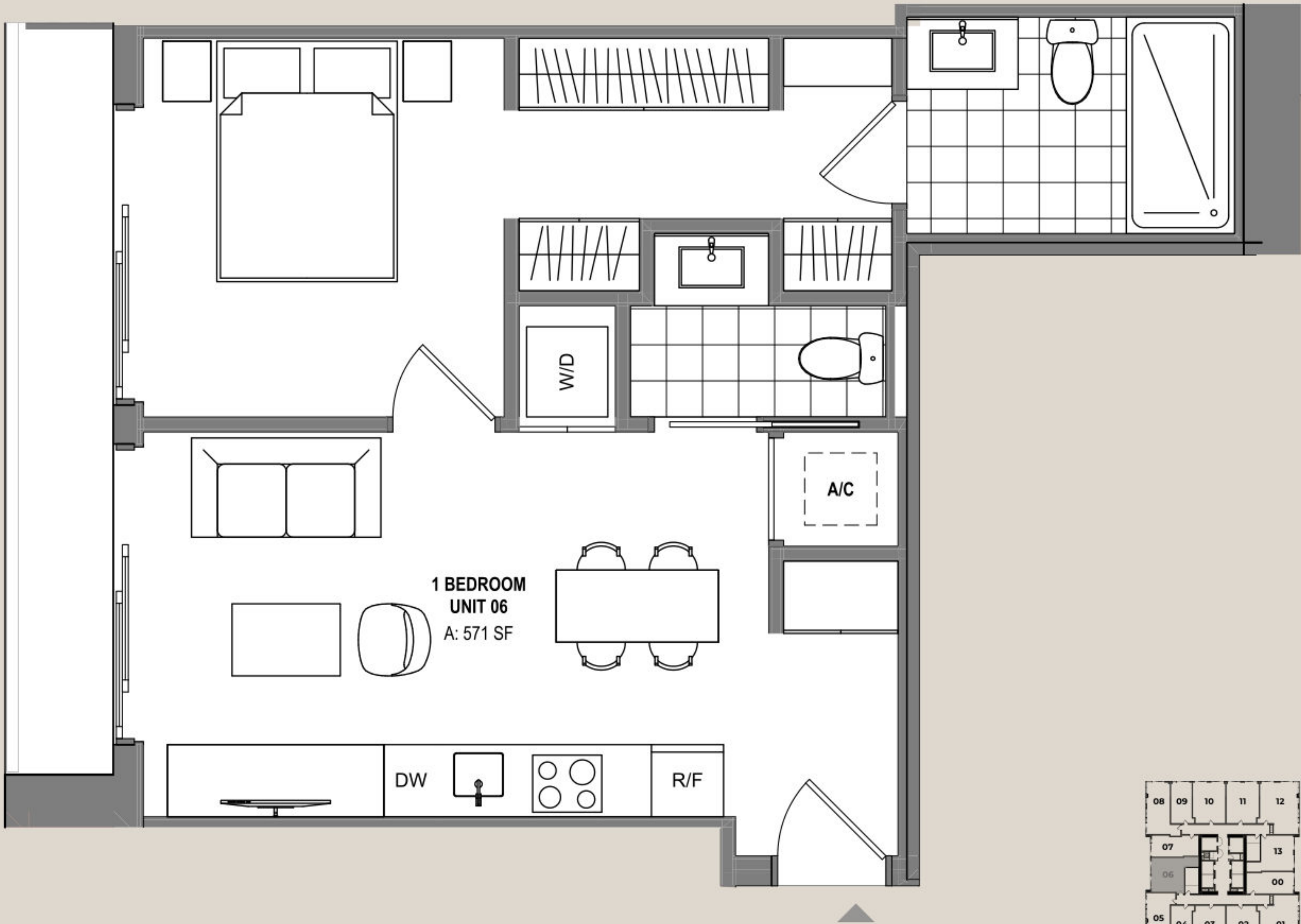


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THE RESIDENCES

UNIT 06

1 Bed / 1.5 Bath
Interior 571 sq. ft. | 53 m²
Exterior 62 sq. ft. | 6 m²
Total 633 sq. ft. | 59 m²



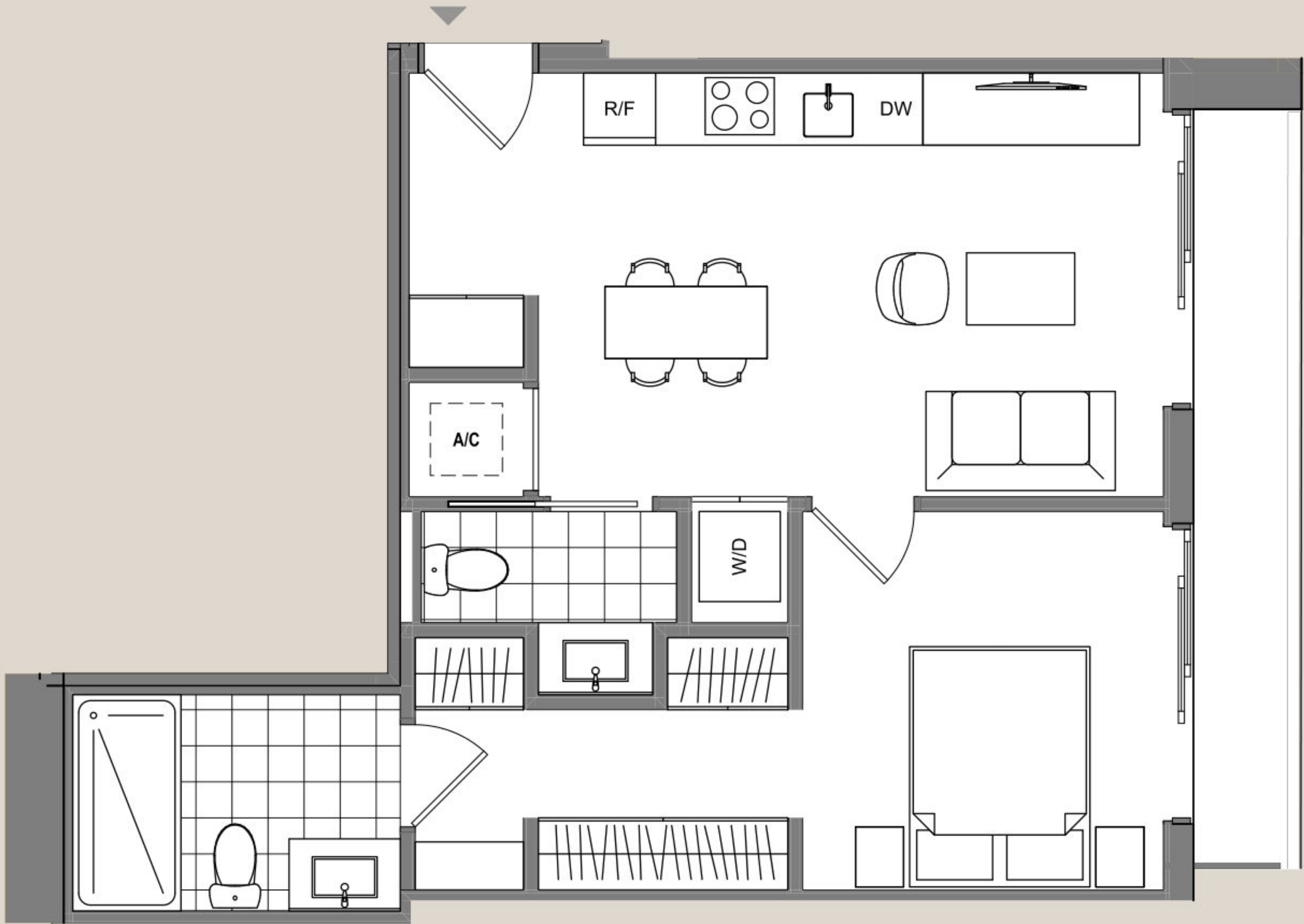
THE RESIDENCES

UNIT 13

1 Bed / 1.5 Bath
Interior 591 sq. ft. | 55 m²
Exterior 63 sq. ft. | 6 m²
Total 654 sq. ft. | 61 m²



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THE RESIDENCES

UNIT 08

1 Bed / 1 Bath

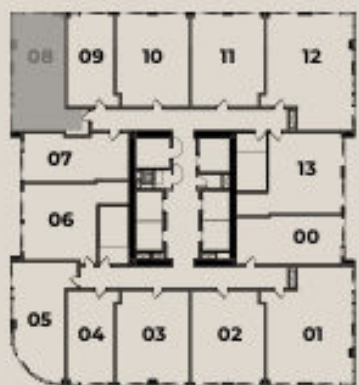
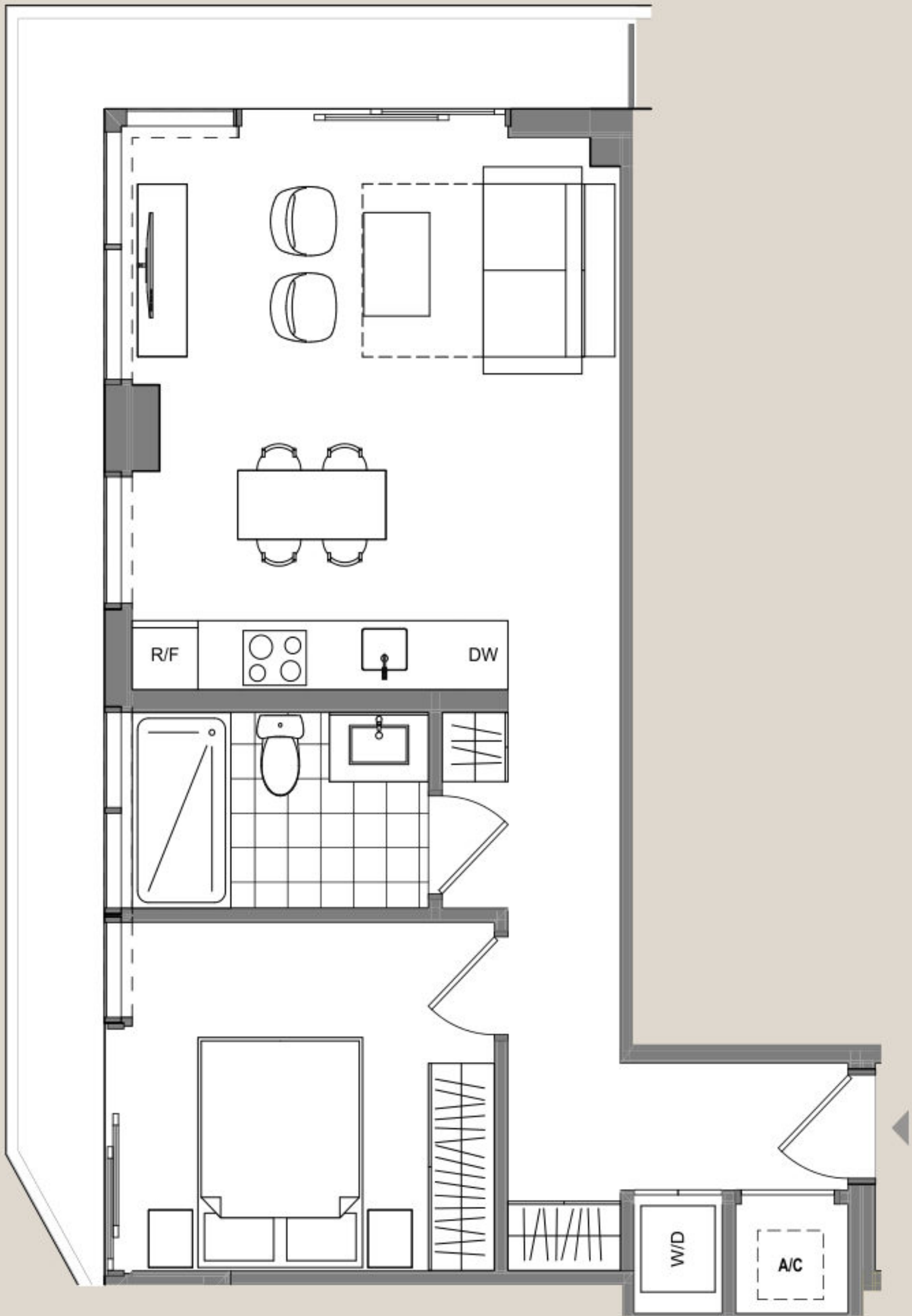
Interior 606 sq. ft. | 56 m²

Exterior 156 sq. ft. | 14 m²

Total 762 sq. ft. | 70 m²



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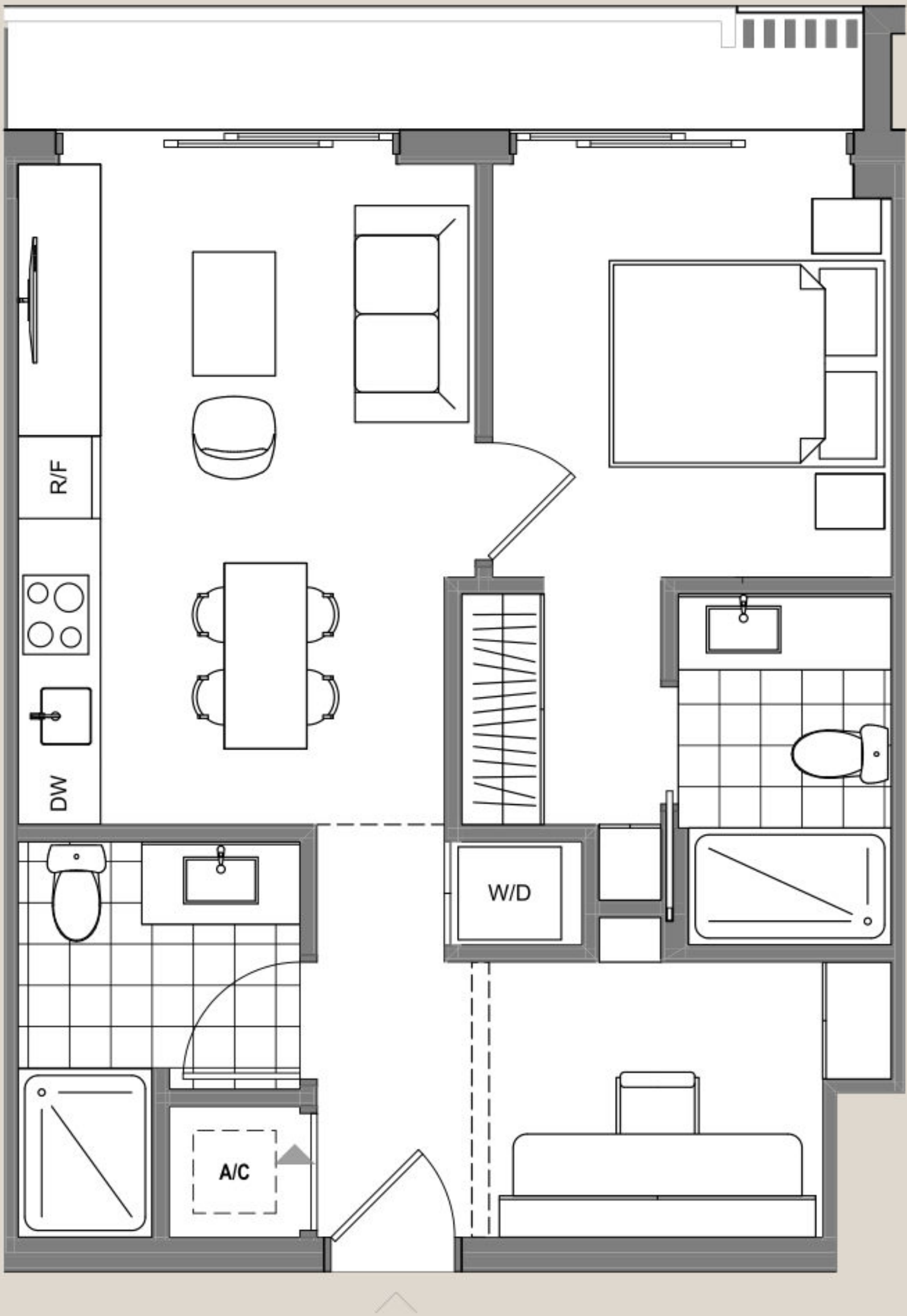


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UNIT 02/03/10/11

1 Bed + Den / 2 Bath
Interior 597 sq. ft. | 55 m²
Exterior 62 sq. ft. | 6 m²
Total 659 sq. ft. | 61 m²



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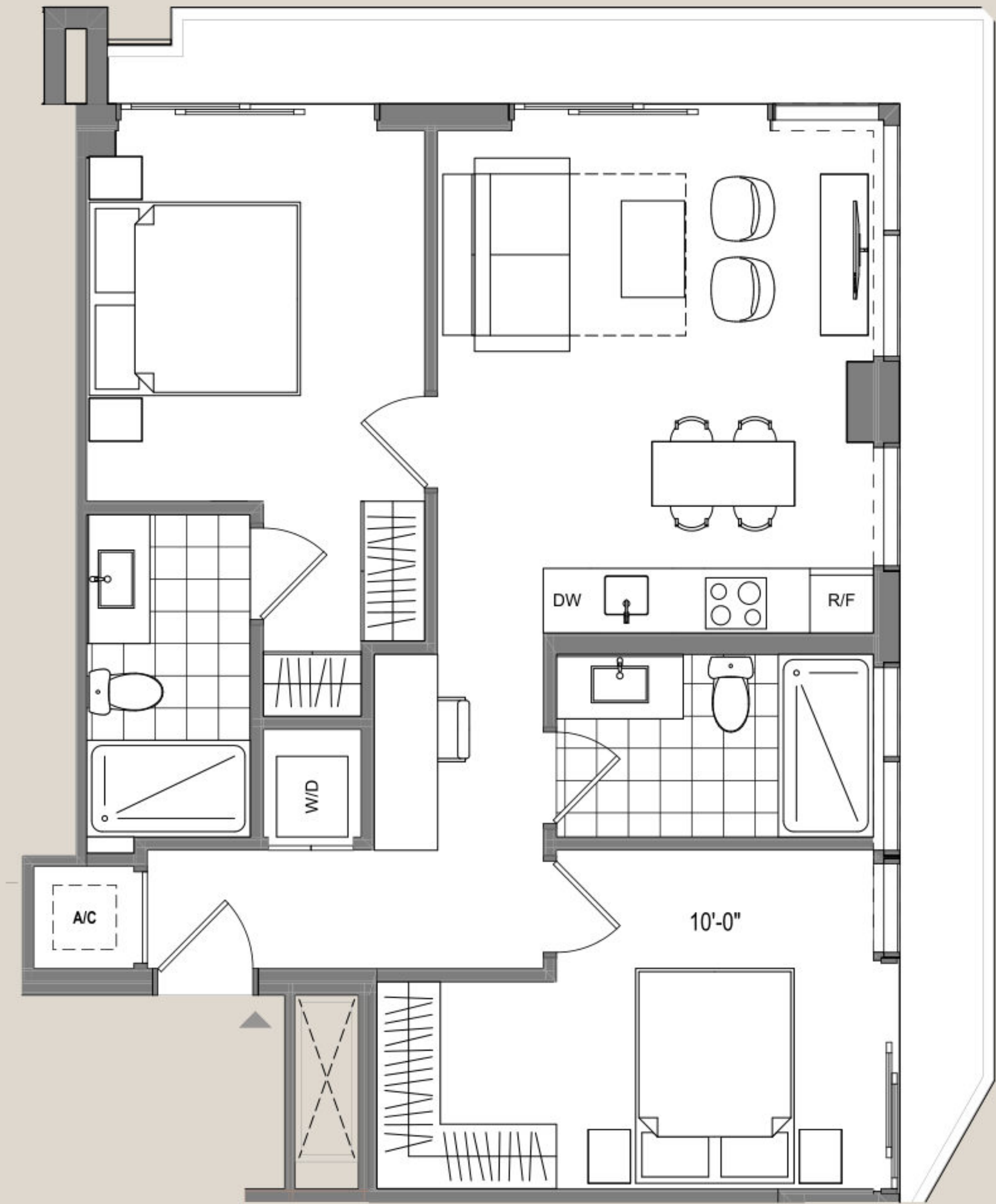


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UNIT 01/12

2 Bed / 2 Bath
Interior 835 sq. ft. | 78 m²
Exterior 180 sq. ft. | 17 m²
Total 1,015 sq. ft. | 95 m²



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These drawings are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. Units shown are examples of unit types and may not depict actual units. Stated square footages are ranges for a particular unit type and are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the area 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 interior structural components). Note that measurements of rooms set forth on this floorplan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regards for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.