

YOTEL PAD

MIAMI



IT'S WHERE YOU'RE GOING

The coolest space in the hottest city. Every inch brilliantly curated to make room for fun. Innovative design provides affordability with priceless amenities all in the heart of Downtown and social zones for lounging, dipping, and connecting. Digitally driven, people powered, your PAD is the smart way to condo in Miami.

THE NEXT WAVE IN MIAMI LIVING



MORE TIME ON YOUR SIDE

A PLACE FOR EVERYONE

- // Elevated deck with pool, hot tub and bar
- // Full-service restaurant and bar with outdoor paseo
- // Organic matcha bar
- // State-of-the-art fitness center
- // Private meeting rooms with co-working space
- // Valet parking
- // TransitScreen displays all your mobility options, in real time



FOR YOU AND YOU ONLY

EXCLUSIVE SOCIAL SPACES

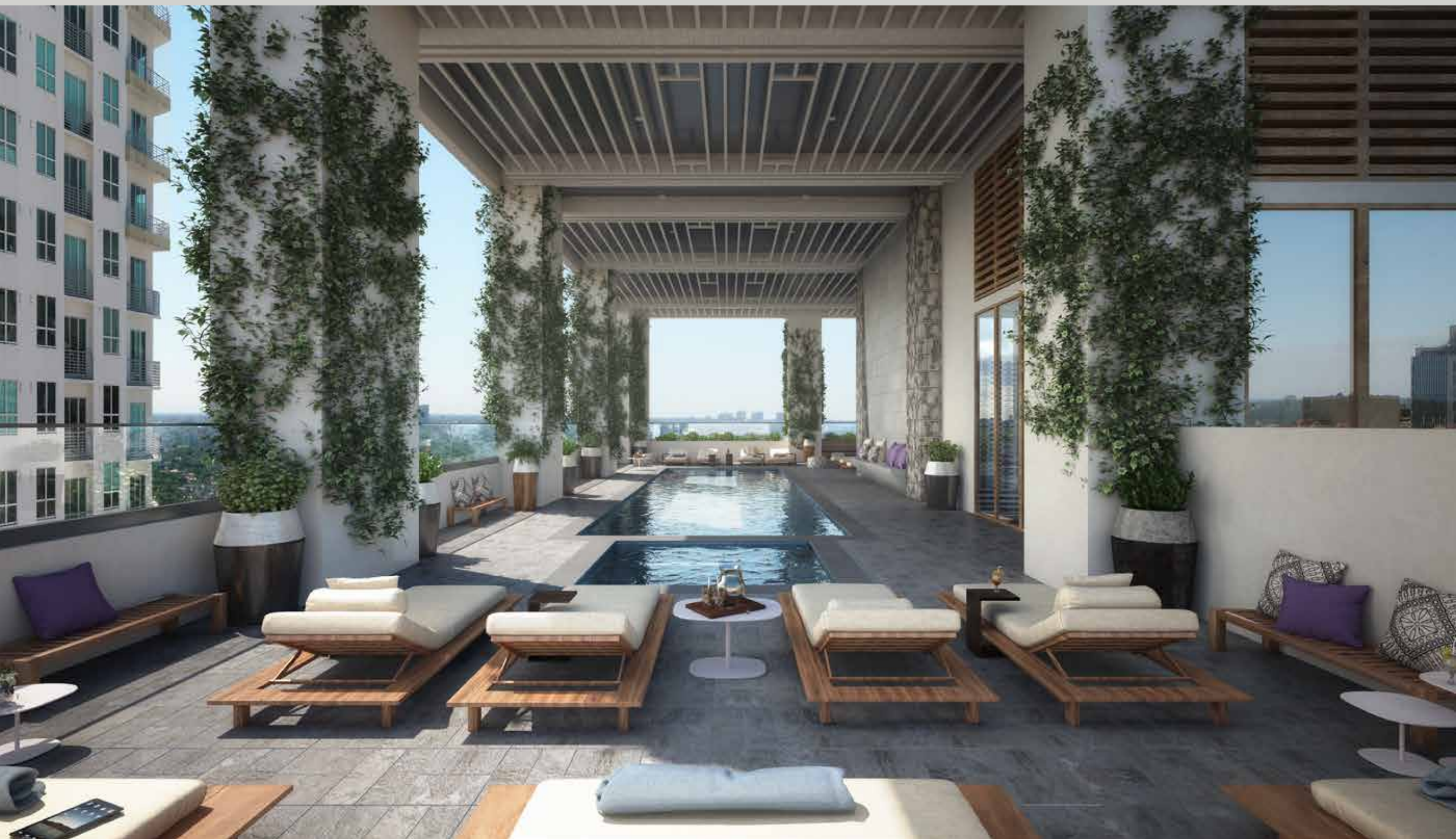
- // Private residential lobby with destination dispatch elevators
- // 24-hour security and concierge
- // Secure storage unit for each residence
- // Enclosed bike storage
- // Skytop Lounge featuring game area and chef's kitchen
- // Digital package concierge
- // Pet Pad with full grooming capabilities



DELUXE MUST-HAVES

- // Carefully cultivated floor plans with integrated living and dining areas
- // Fully-finished interiors with contemporary flooring
- // Floor-to-ceiling glass windows
- // Custom European kitchen and bath cabinetry with stone finishes
- // Smeg Designer Italian appliances
- // Electrolux washer and dryer
- // Grohe and Toto bath fixtures featuring the Monsoon showerhead
- // Nest thermostats
- // Smart Lock system
- // Custom furniture packages available







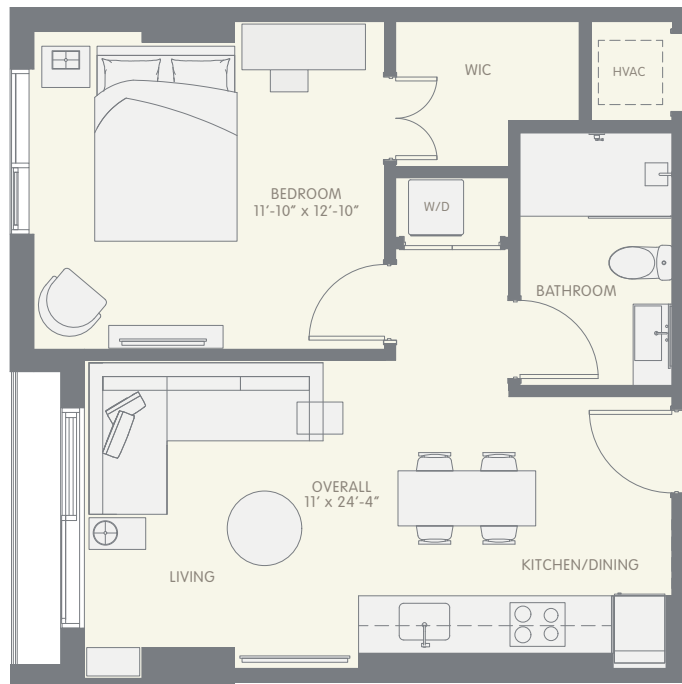


PAD PLANS

Spaces that work for you and with you - just the way you want to stay. Light filled with floor-to-ceiling panoramic views, a smart kitchen, and technology that puts a new emphasis on smooth living. Completely efficient and user friendly too. Concierge service, valet parking, and onsite security complement the world-class design and unexpected finishes.

1 BEDROOM

1 BR // 1 BA // 560 SF // 52 M²



RESIDENTIAL MIX

Studios // 1 Bath // 417-426 SF // 39-40 M²

1-Bed // 1 Bath // 493-669 SF // 46-62 M²

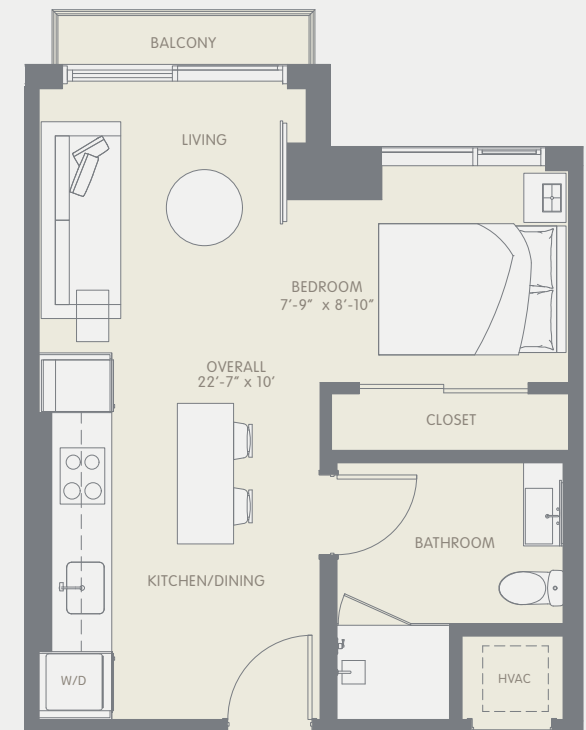
2-Bed // 1.5 Bath // 708 SF // 66 M²

Two-year lease back guarantee

Allows for short term rentals

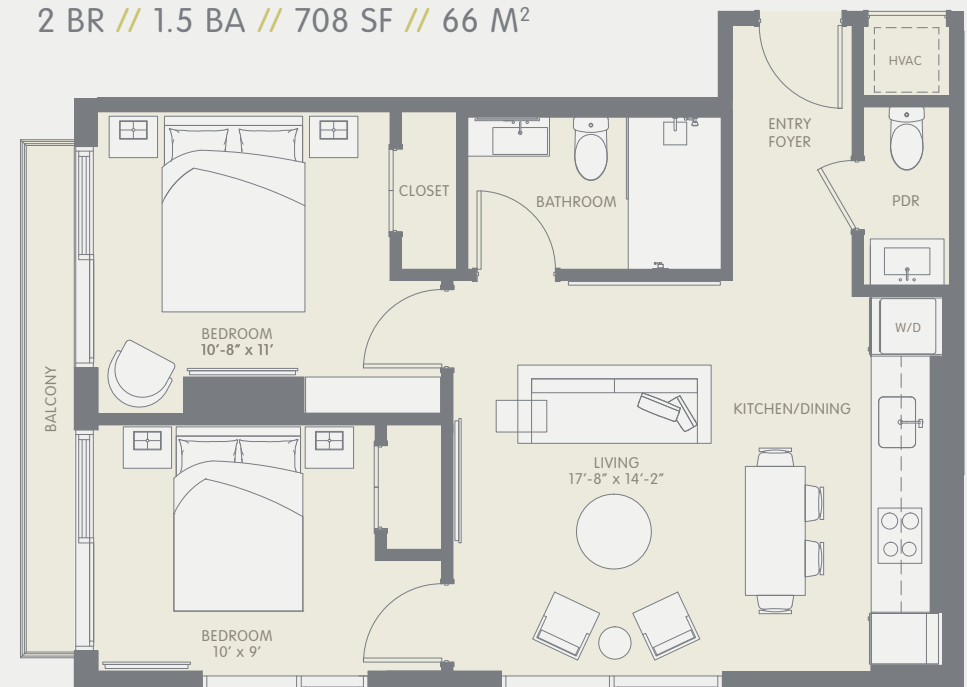
STUDIO

STUDIO // 1 BA // 426 SF // 40 M²



2 BEDROOM

2 BR // 1.5 BA // 708 SF // 66 M²



SOBELPAD

MAMI

OUR TEAM

ARIA

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 Ardit and Timothy Gordon. 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.

AQARAT

AQARAT is a prominent global real estate company with significant holdings throughout Europe, the Middle East, and the U.S. AQARAT has forged strategic international alliances and joint venture partnerships with leading hospitality and development companies including Yotel New York, IFA Hotels & Resorts, UAE, and Courtyard by Marriot, Hamburg, Germany.

SALES AND MARKETING BY ONEWORLD PROPERTIES

ONEWORLD PROPERTIES led by Peggy Olin Fucci, is a Florida-based full service real estate brokerage firm specializing in the sales and marketing of luxury residential condominium properties worldwide. In 2008, OneWorld Properties was formed with the goal to create a new kind of brokerage and providing a unique approach by partnering with developers from idea to strategy development to create an integrated sales and marketing program. OneWorld was built on a foundation emphasizing a culture of teamwork and collaborative thinking. Allowing us in the last few years to close over 2,500 properties totaling over \$3 billion in residential sales.



YOTELPAD



ARIA AQARAT

SALES AND MARKETING BY
ONWORLD
PROPERTIES

LIED 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. 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. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions 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. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein. Consult your Agreement and the Prospectus for the items included with the Unit. Dimensions and square footage are approximate and may vary with actual construction. This is not an offer to sell, or solicitation of offers to buy, the condominium units in states where such offer or solicitation cannot be made. WE ARE PLEDGED TO THE LETTER AND SPIRIT OF THE U.S. POLICY FOR ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.