

# Aria Reserve Miami

## Aria Reserve Miami

is a luxury waterfront twin-tower condominium development in the Edgewater neighborhood, offering high-end living with extensive resort-style amenities.

### Fact Sheet

- **Address:** 700 and 725 NE 24th Street, Miami, FL 33137.
- **Developer:** **The Melo Group**, a prominent local developer.
- **Architect:** Internationally acclaimed **Arquitectonica**.
- **Interior Designer:** Italian design house **Morada Haute Design**.
- **Status:** The South Tower was completed in mid-2025; the North Tower is under construction.
- **Total Residences:** Approximately **782 units** across two 62-story towers.
- **HOA Fees:** Estimated at approximately **\$0.70 to \$0.95 per square foot**.
- **Property Taxes:** Typically around **1.25% to 2%** of the assessed property value in Miami-Dade.
- **Rental Policy:** Flexible rental policy allows up to **four rentals per year**, with a **30-day minimum** per rental.
- **Key Features:** Residences feature 10-foot ceilings (up to 12 feet in penthouses), private elevators, expansive 11-foot deep terraces, and panoramic bay and ocean views.

### Residential Pricing & Sizes

Residences range from one to four bedrooms, including limited penthouses and tri-level penthouse mansions with private rooftop pools. Prices generally start from \$1.1 million, with penthouses reaching over \$12 million. Average price per square foot is approximately \$1,150.

| Apartment Type | Interior Size (Sq. Ft.) | Starting Price (Approx.) | Price Per Sq. Ft. (Approx.) |
|----------------|-------------------------|--------------------------|-----------------------------|
| 1 Bedroom      | 1,059 – 1,100           | From <b>\$1,100,000</b>  | ~\$1,049 - \$1,156          |
| 2 Bedrooms     | 1,528 – 1,792           | From <b>\$1,647,000</b>  | ~\$1,066 - \$1,459          |
| 3 Bedrooms     | 1,618 – 1,770           | From <b>\$1,650,000</b>  | ~\$1,020 - \$1,418          |

|                   |                |                         |                     |
|-------------------|----------------|-------------------------|---------------------|
| <b>4 Bedrooms</b> | 2,520 – 2,686  | From <b>\$2,595,000</b> | ~\$966 - \$1,349    |
| <b>Penthouses</b> | 3,500 – 9,000+ | From <b>\$3,980,000</b> | ~\$1,375 - \$1,705+ |

*Note: Prices and availability are dynamic and subject to change.*

## Amenities

The development features over **two acres** of amenity spaces spread across various levels, including a bayfront marina and an expansive recreation deck.

- **Bay Level:** A signature waterfront restaurant and café, private marina with kayak/paddleboard services, and over 547 feet of baywalk.
- **Garden Level Deck:** Semi-Olympic lap pool, kid's splash pad, mini golf course, playgrounds, BBQ areas, tennis, paddle, and basketball courts.
- **Wellness & Fitness:** Full-service indoor and outdoor fitness centers, a spa with massage rooms, sauna and steam rooms, a yoga lounge, and meditation garden.
- **Social & Work:** Sky lobby with co-working spaces, a business center, private wine cellar, a movie theater, and a lounge and gaming center for teens.
- **Services:** 24-hour concierge, front-desk staff, valet, and security.

## Deposit Schedule for International Buyers

For international buyers, deposits typically total 40% of the purchase price, staggered throughout construction.

- **10%** at Contract
- **10%** 60 days after Contract
- **10%** at Groundbreaking
- **10%** at Top-off
- **Balance** due upon closing

*Domestic U.S. buyers have a similar schedule with a 30% total deposit prior to closing.*