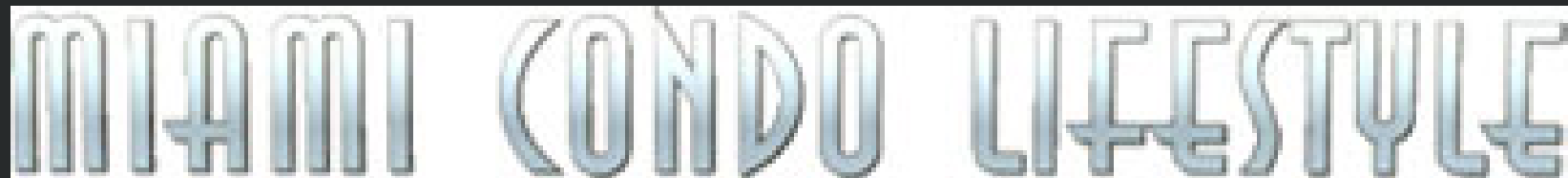


IT ALL  
STARTS  
HERE



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. SEE DISCLAIMERS ON LAST PAGE.

501  
FIRST  
RESIDENCES



SOUTHVIEW

IT ALL  
STARTS  
HERE

MIAMI CONDO LIFESTYLE



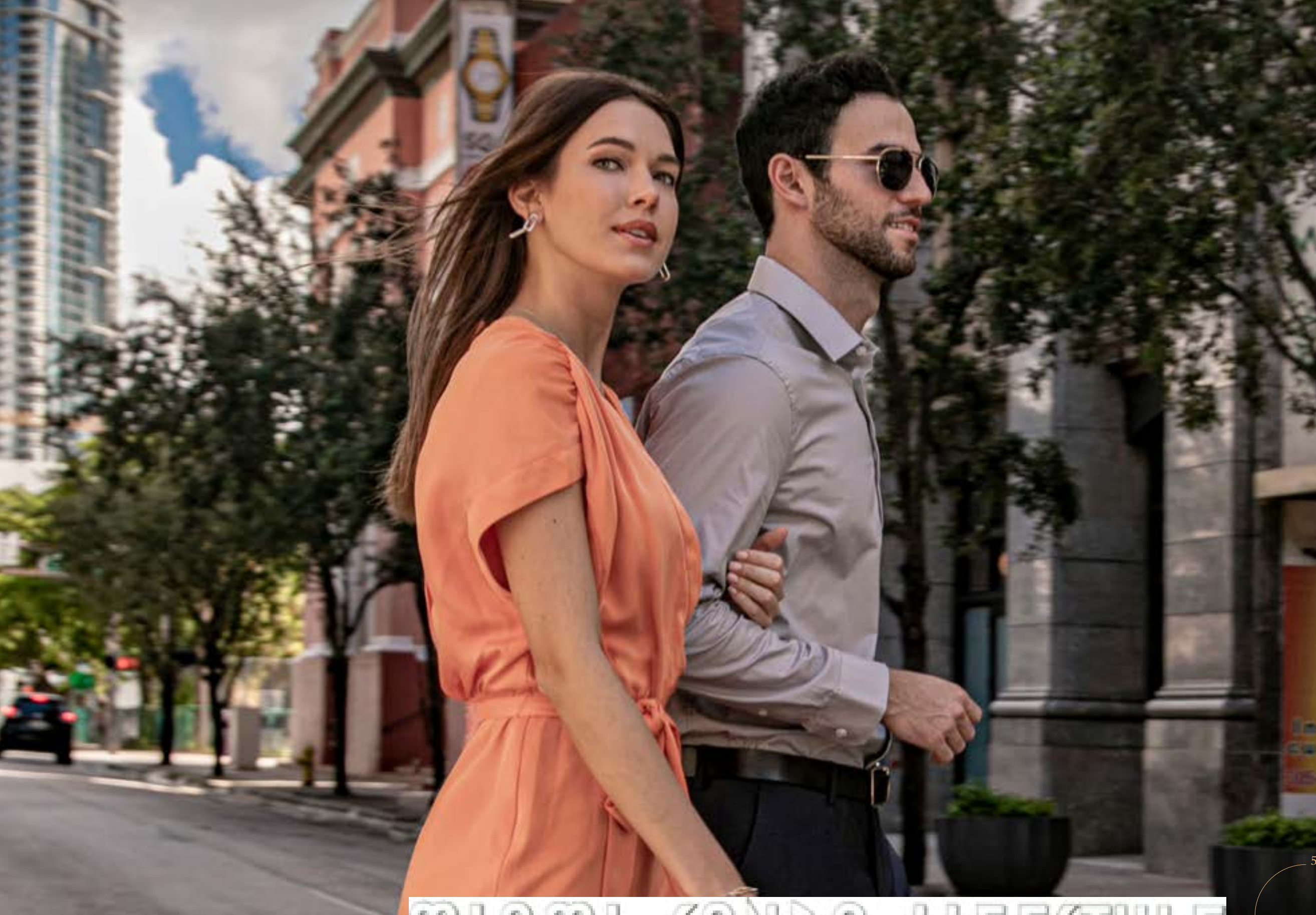


PIONEERS,  
TRENDSETTERS,  
INNOVATORS  
– ALL HAVE  
ONE THING IN  
COMMON –  
THEY KNOW  
WHAT IT MEANS  
TO BE FIRST

WELCOME TO  
501 FIRST

MIAMI CONDO LIFESTYLE





# ONE ADDRESS AHEAD OF ALL OTHERS

When you live at 501 First, you live where the energy of downtown and the culture of the city come together in one perfect place you're proud to call home.

MIAMI CONDO LIFESTYLE

501 NE 1st Ave. Miami





AMENITIES  
THAT  
ENHANCE  
EVERY DAY

MIAMI CONDO LIFESTYLE



# THE ENTRANCE

- 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

MIAMI CONDO LIFESTYLE



# TASTEFUL ENCOUNTERS

The ground floor of 501 First is anchored by a chic bistro and bar concept helmed by GPG Hospitality, one of New York City’s premier restaurateurs. Extraordinary hospitality combines with fresh, delicious food and superior service in a convenient spot that’s always right at home.

Known throughout the world for their market-leading concepts, GPG Hospitality currently manages:

- Breads Bakery
- Nur
- Lamalo
- The A.R.T. NoMad - rooftop bar
- Stretch Pizza

**25 Bakeries Around The World You Have To See Before You Die**  
by BuzzFeed

**“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

- As seen in:
- \_ The New York Times
  - \_ Grub Street
  - \_ Gothamist
  - \_ The Infatuation
  - \_ Eater NY
  - \_ Today Show
  - \_ Wall Street Journal



501 NE 1st Ave. Miami

MIAMI CONDO LIFESTYLE



WORK  
SMARTER  
PLAY  
GREENER



MIAMI CONDO LIFESTYLE

501 NE 1st Ave. Miami





LEVEL  
THREE

THE PLACE TO  
MEET YOUR  
NEIGHBORS

- \_ Partnering with a NY/LA based workspace team to create a resident-only, concept which includes:
  - Boardrooms with video conferencing and smart technology
  - Exclusive private art and music events
  - East rooftop coworking area with powered banquette seating and secluded pods shaded by wood trellises and pergolas
- \_ Pet bath station to cater to furry residents
- \_ Centrally-located personal storage for all owners
- \_ Luxer One Package Room featuring a tech-forward, contactless digital package delivery system, cold storage and dry-cleaning service
- \_ Fully integrated digital property access system offering secure, smart and convenient video intercom solutions



IMAGES ARE FOR INSPIRATIONAL PURPOSES ONLY.



PET BATH STATION



MIAMI CONDO LIFESTYLE





501 FIRST IS ONE OF  
MIAMI'S FIRST-EVER  
RESIDENCES TO MAKE  
SMART BUSINESS AND  
OFFICE SOLUTIONS  
PART OF THE  
COMMUNITY



MIAMI CONDO LIFESTYLE

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

FIRST  
RESIDENCES



# VERDE ROOFTOP

AT THE TOP OF 501 FIRST,  
VERDE ROOFTOP IS A  
TWO-STORY URBAN  
OASIS WITH MORE THAN  
20,000 SF OF INDOOR AND  
OUTDOOR DELIGHTS



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

MIAMI CONDO LIFESTYLE

501 NE 1st Ave. Miami





ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE

# MIAMI CONDO LIFESTYLE

## ROOFTOP LOWER LEVEL

## VIP LIVING ROOM

Amenity space dedicated to your social life, including:

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



501 NE 1st Ave. Miami



# HOMAGE FITNESS



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



MIAMI CONDO LIFESTYLE





THE ENTIRE CITY IS  
YOUR BACKYARD WITH  
360-DEGREE VIEWS OF  
SHORELINE, SKYLINE,  
AND EVERYTHING IN  
BETWEEN

MIAMI CONDO LIFESTYLE



## ROOFTOP UPPER LEVEL

## RECREATION AT ITS HIGHEST LEVEL



First-of-its-kind rooftop deck with:

- 75-foot resort-style lap pool
- Hot hydrotherapy bath and oversized swim-spa
- North-facing private rooftop movie theatre experience
- Grill & Chill on the Sunrise and Sunset Decks
- Outdoor Game Lawn



MIAMI CONDO LIFESTYLE







# MIAMI CONDO LIFESTYLE

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.





ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

# REFINED INTERIOR EXPRESSIONS

- \_ 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

MIAMI CONDO LIFESTYLE



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



IF YOU PREFER SELF  
MANAGEMENT....  
TAKE YOUR PICK OR  
DO IT YOUR SELF

NO RENTAL RESTRICTIONS  
RENTAL PER DAY | 365 DAYS A YEAR

- |    |                          |    |                  |
|----|--------------------------|----|------------------|
| 01 | ONEFINESTAY              | 19 | HOTELS.COM       |
| 02 | AIRBNB                   | 20 | HOUSETRIP        |
| 03 | VRBO                     | 21 | BEDYCASA         |
| 04 | TRIPADVISOR              | 22 | ROOMKEY          |
| 05 | BOOKING.COM              | 23 | THIRDHOME        |
| 06 | HOME AWAY                | 24 | EXPEDIA          |
| 07 | FLIPKEY                  | 25 | 9FLATS           |
| 08 | HOMESTAY                 | 26 | PRICELINE        |
| 09 | HOUSE SITTING            | 27 | ORBITZ           |
| 10 | VILLAS DIRECT            | 28 | TRIVAGO          |
| 11 | VACATIONRENTALS.COM      | 29 | LATEROOMS.COM    |
| 12 | WIMDU                    | 30 | HOTWIRE          |
| 13 | INTERHOME                | 31 | KAYAK            |
| 14 | EXECUSTAY                | 32 | TRAVEL           |
| 15 | PERFECT PLACES THAT COME | 33 | LASTM            |
| 16 | VACATIONRENTALS.COM      | 34 | AGODA            |
| 17 | TURNKEY                  | 35 | SPLEN            |
| 18 | ROOMARAMA                |    | and many more... |

MIAMI CONDO LIFESTYLE





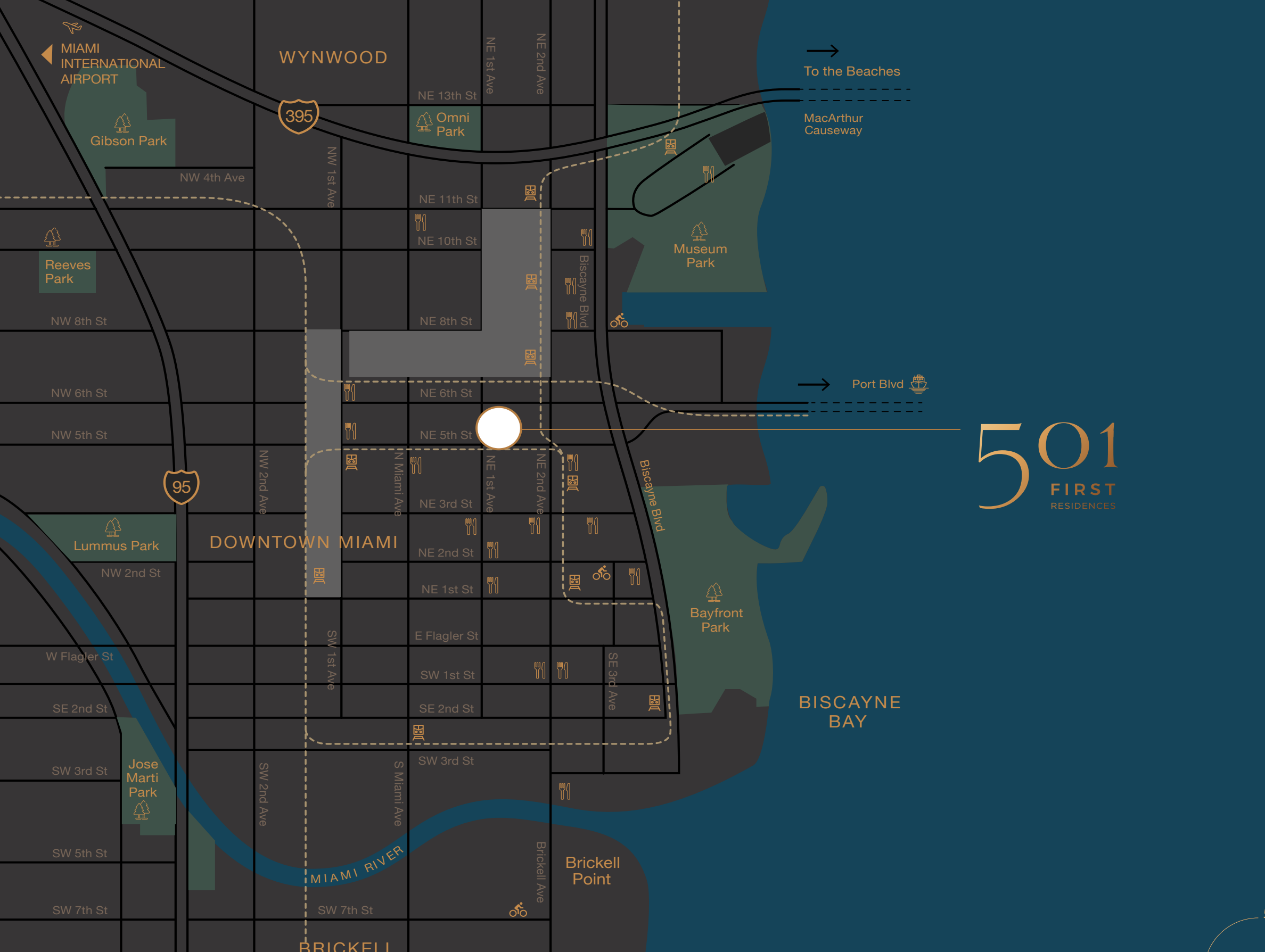
THE PREMIER  
ADDRESS  
FOR ART,  
CULTURE &  
PLEASURE



MIAMI CONDO LIFESTYLE

501 NE 1st Ave. Miami





501  
FIRST  
RESIDENCES

ALWAYS ON THE  
SCENE. RIGHT  
OUTSIDE YOUR  
DOOR.

#### Arts, Culture and Entertainment

Philip and Patricia Frost Museum  
of Science  
Pérez Art Museum Miami  
Freedom Tower  
FTX Arena - home of the Miami  
Heat  
Adrienne Arsht Center for  
Performing Arts  
Knight Concert Hall  
Olympia Theater  
SILVERSPOT Cinema  
Lyric Theater  
HistoryMiami Museum

#### Parks

Maurice A Ferré/Museum Park  
Bayfront Park

#### Essentials

Publix  
CVS  
Walgreens  
Whole Foods  
Miami Dade College

#### Shopping and Activities

Miami Worldcenter  
Bayside Market  
Skyviews Miami Observation Wheel  
Miami Walk of Fame  
Giant Head Statue  
Nite Owl Drive-In + Tropical Market

#### Fitness and Wellness

Yoga in the Park  
Orange Theory Fitness  
CrossFit Downtown Miami

#### Dining

Mana Poke Downtown Miami  
Rakija Grill  
Verde  
Swagat Indian Kitchen  
Segafredo Bayside  
Caffe Tonny  
La Estación American Brasserie  
Margot Natural Wine Bar  
Marina's Bar & Grill  
Sagrado Café  
Eleventh Street Pizza  
Black Market  
Lombardi's Miami Italian Restaurant  
Sushi Sake  
Mambo Café  
Delicatessen Patagonia  
Joe & The Juice  
La Industria Bakery & Café  
Mondu  
Central Fare at MiamiCentral  
Zuma Miami

#### Transportation

Metromover  
MiamiCentral – Brightline  
Metrorail

MIAMI CONDO LIFESTYLE





MIAMI DOWNTOWN



ENGAGE  
EXPLORE  
DO MORE



501 NE 1st Ave. Miami



MIAMI CONDO LIFESTYLE

501 FIRST RESIDENCES





CITY LIFE  
CONNECTED

MIAMI CONDO LIFESTYLE



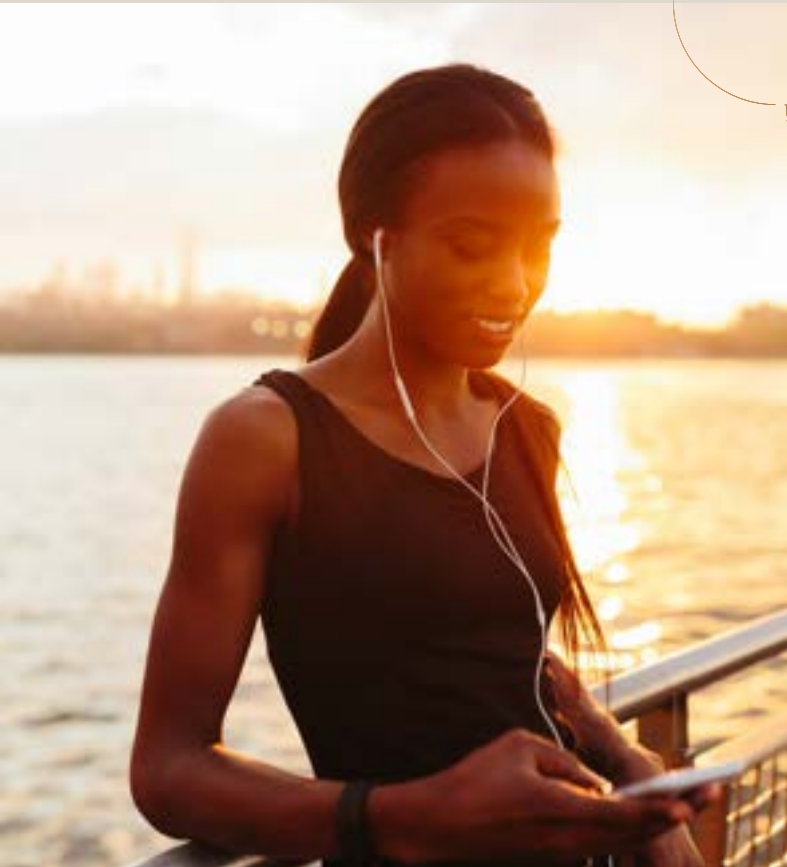


MIAMI DOWNTOWN

# AN ENERGETIC VIBE WITH AN URBAN BEAT

With it's magnetic appeal, Miami has always served as a haven for those seeking both adventure and relaxation. Now with it's thriving tech community and growing cache of innovative start-ups, Miami is quickly becoming a global hub for businesses that are making a mark. This unique dynamic of global business in an unmatched setting makes Miami the ultimate global destination.

501 NE 1st Ave, Miami



# MIAMI CONDO LIFESTYLE







WELCOME TO  
THE WORLD'S  
NEXT CAPITAL  
OF GLOBAL  
BUSINESS,  
TECHNOLOGY,  
AND MORE

MIAMI CONDO LIFESTYLE

501 FIRST RESIDENCES

501 FIRST RESIDENCES



# MIAMI GLOBAL CITY

AS MIAMI CONTINUES TO EMERGE AS AN INTERNATIONAL HUB FOR LEADING-EDGE COMPANIES, DIGITAL INNOVATORS, AND INTERNATIONAL ARTS AND CULTURE, THE CITY IS RAPIDLY EVOLVING AS A WORLD-CLASS METROPOLIS.



## MIAMI I-395

New enhancements are already underway to reconnect Miami’s Downtown, Midtown, and Edgewater neighborhoods with a 1.4-mile highway project, signature bridge, underline greenway and park, revitalized street-level retail, community art and engagement facilities, and much more. The iconic archway will span NE 2nd Avenue and Biscayne Boulevard and connect to the MacArthur Causeway towards Miami Beach.



## MIAMI BAYLINK

The beach and the city united – this is the vision behind the Baylink, a mix of bus rapid transit (BRT), water taxis, and expanded Metrorail service to Miami International Airport, Miami Marlins Baseball Park, Florida International University, and other top destinations.



## BRIGHTLINE TRAIN

Brightline high-speed rail service is designed to connect South Florida to Central Florida while taking cars off the road and offering millions of travelers an eco-friendly way to move. Brightline currently connects passengers from Miami, Fort Lauderdale and West Palm Beach and in 2022 will connect to Orlando with a later goal to connect Orlando to Disney World and Tampa.



## MIAMI WORLDCENTER

Occupying nearly 30 acres in the heart of downtown Miami, Miami Worldcenter is the biggest mixed-use development in the U.S. after New York’s Hudson Yards. The ten-block project will include world-class retail, hospitality and residential uses in the center of Miami’s urban core. All told, the project is expected to account for \$3 billion in new investment within downtown Miami.

501 FIRST RESIDENCES

1.4M

MILES LONG

2026

EXPECTED COMPLETION

+10M

PROJECTED ANNUAL VISITORS

\$3B

DOWNTOWN MIAMI NEW INVESTMENT

MIAMI CONDO LIFESTYLE

501 FIRST RESIDENCES



# 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

[www.ariadevelopmentgroup.com](http://www.ariadevelopmentgroup.com)



465 PACIFIC ST.



ONE BOERUM PLACE



YOTEL



321 OCEAN

# MIAMI CONDO LIFESTYLE



KUWAIT REAL ESTATE COMPANY (AQARAT) is one of Kuwait's leading real estate companies, with several firsts to its credit. It was the first real estate company to be listed on the Kuwait Stock Exchange (Ticker: IFA) and the first to develop mixed-use retail, office, and parking in Kuwait.

AQARAT's global footprint spans notable projects in the Middle East and Gulf States, Europe, and the United States where it is known for its ultra-luxurious residential hubs and mixed-use properties.

The company continues to successfully implement its strategic vision by evaluating the potential of new & emerging markets, investing in prestigious projects, and diversifying its scope of operations, all while maintaining superior quality, unyielding technical standards, and a commitment to excellence.

AQARAT has entered strategic alliances and joint venture partnerships with leading local, regional, and international companies including Yotel New York, IFA Hotels & Resorts, UAE and Courtyard by Marriott, Hamburg, Germany.

- YOTEL Miami
- YOTEL New York
- YOTEL San Francisco
- Courtyard by Marriott Hamburg

[www.aqarat.com.kw](http://www.aqarat.com.kw)



YOTEL Miami



YOTEL New York



YOTEL San Francisco

MIAMI CONDO LIFESTYLE



# 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.

- The Bath Club | Miami Beach
- Santa Maira | Brickell
- Brickell Flatiron | Brickell
- The Bristol Tower | Brickell
- Epic | Downtown Miami
- The Azure | Surfside
- Grovenor House | Coconut Grove
- Una Residences | Brickell
- L'Atelier | Miami Beach

[www.revuelta.com](http://www.revuelta.com)



SANTA MARIA



BRICKELL FLATIRON



THE BRISTOL TOWER



THE AZURE



GROVENOR HOUSE

MIAMI CONDO LIFESTYLE



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 | Miami Beach
- Bay Parc | Miami
- Flushing Commons | New York
- 4th Street Commons | Miami
- Bebito's | Miami Beach
- The Julian | Orlando

[www.shimprojects.com](http://www.shimprojects.com)



TANGRAM PENTHOUSE



BAY PARC



FLUSHING COMMONS



FLAMINGO POINT



4TH STREET COMMONS



THE JULIAN

MIAMI CONDO LIFESTYLE



OneWorld Properties, led by Peggy Olin, is a Florida-based full-service real estate brokerage firm offering elite services for luxury properties as well as integrated sales and marketing for residential development condominium projects. With over 20 years of experience, OneWorld Properties is an international leader in luxury real estate marketing and sales reaching markets in Asia, Europe and South America through their knowledgeable and multilingual staff. The company was founded in 2009 and since then has worked along some of the most prestigious U.S. developers topping over \$4 Billion in residential sales and over 3.000 units sold representing some of South Florida's top developments including 100 Las Olas, PARAMOUNT Fort Lauderdale Beach, PARAMOUNT Miami Worldcenter, Brickell Ten, SPECTRUM+ at Reunion Resort, YOTELPAD Miami and Legacy Hotel and Residences. Nationally, the OneWorld Properties brand is also recognized for their work in New York, Los Angeles, Houston and Atlanta with offices in Fort Lauderdale, Miami, Orlando, Shanghai, Beijing and Shenzhen.

100 Las Olas  
PARAMOUNT Fort Lauderdale Beach  
PARAMOUNT Miami Worldcenter  
Brickell Ten  
SPECTRUM+ at Reunion Resort  
YOTELPAD Miami  
Legacy Hotel and Residences

[www.owpbrokers.com](http://www.owpbrokers.com)

PARAMOUNT FORT LAUDERDALE



YOTEL PAD MIAMI



DCENTER



LEGACY HOTEL + RESIDENCES



MIAMI CONDO LIFESTYLE