



URBAN
LIVING WITH
CHARACTER

MIAMI CONDO LIFESTYLE

A REFINED
TAKE ON
DOWNTOWN
MIAMI LIVING

MIAMI CONDO LIFESTYLE



MIAMI CONDO LIFESTYLE

Miami Worldcenter

Miami Worldcenter's lifestyle-driven "high-street" retail component is the centerpiece of the development's 27-acre master plan, featuring approximately 300,000 SF of retail, food and beverage, and entertainment space. An open-air shopping promenade runs North and South from Northeast 10th Street to Northeast 7th Street and between Northeast 1st and 2nd Avenues. A large public plaza will be surrounded by shops and restaurants, creating a central gathering place and outdoor event space. Miami Worldcenter's development team has already completed 150,000 SF of retail space, with another 130,000 SF currently under construction and nearing delivery.

300,000 SF
COMPLETED RETAIL CONSTRUCTION

139,000 SF
OF SIGNED RETAIL LEASES

130,000 SF
RETAIL CONSTRUCTION NEARING COMPLETION

Retail Openings

MAPLE & ASH
EL VECINO
BOWLERO
ETTA
BRASSERIE LAUREL (2022)
SEPHORA (2022)
LUCID MOTORS
SPORTS & SOCIAL
POSAMAN BOOKS
SAVAGE X FENTY
LULULEMON
RAY-BAN
LEAP
CLUB STUDIO
EARLS KITCHEN + BAR



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ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



MIAMI WORLDCENTER

World Promenade

Regional fashion retailers anchored by regional and local high-end restaurants

7th St. Promenade

Daily Necessities: hair salon, nail bar, coffee shops, ice cream shops, banks, and corner restaurant

Worldsquare

The heart of Miami Worldcenter used for community gatherings, open markets and concerts

Entertainment Hub

90,000 SF world class entertainment including a food hall, experience oriented activities and a Citizen M Hotel

Witkoff Mixed-Use Project

600,000 SF of convention space / 1,800 luxury hotel rooms

Legacy Hotel & Residences

Luxury hotel and residential tower featuring 310 branded residences sitting above a 219 room hotel

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Miami Worldcenter

SPORTS & SOCIAL



SAVAGE FENTY



LAL



LULULEMON



LUCID MOTORS



SEPHORA

MIAMI CONDO LIFESTYLE

The Blue Zones Center



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The Blue Zones Center

Developing buildings centered around well-being, preventative medicine and technology integration, The Blue Zones Center is re-inventing the way we plan, design, and build healthcare environments.

Blue Zones, Adventist Health and Legacy Hotel & Residences have partnered to open the first flagship well-being and medical facility that will completely change the way consumers access and consume healthcare. Built on the Blue Zones research, standards, and principles, and Adventist Health's 150-year well-being heritage.

The Blue Zones Center will be a first-of-its-kind 160,000 square-foot health and well-being center, located in the heart of Miami's new downtown, Miami Worldcenter. It marks Adventist Health's and its subsidiary Blue Zones' next chapter in putting their longevity principles into practice via this first flagship center for well-being.

It is being built on the powerful new trends of consumerism, med-tech, and a flip from the old model of treating the sick to a system built around prevention and well-being. Services will include diagnostic, surgical, medical, spa, fitness, lifestyle medicine, and well-being improvement programming.



Building spaces that allow everyone to live longer, happier, and healthier lives



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Neighborhood Arts & Culture



Perez Art Museum Miami

+250K ANNUAL VISITORS

Breathtaking views of 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

2M ANNUAL VISITORS

FTX Arena, home to the Miami Heat, is 20,000 seat international, versatile venue in a vibrant waterfront setting. Located in the center of booming Downtown Miami and the Entertainment District, FTX Arena hosts 80+ non-basketball events each year. Including A-list concerts, family shows, sporting events, National Con



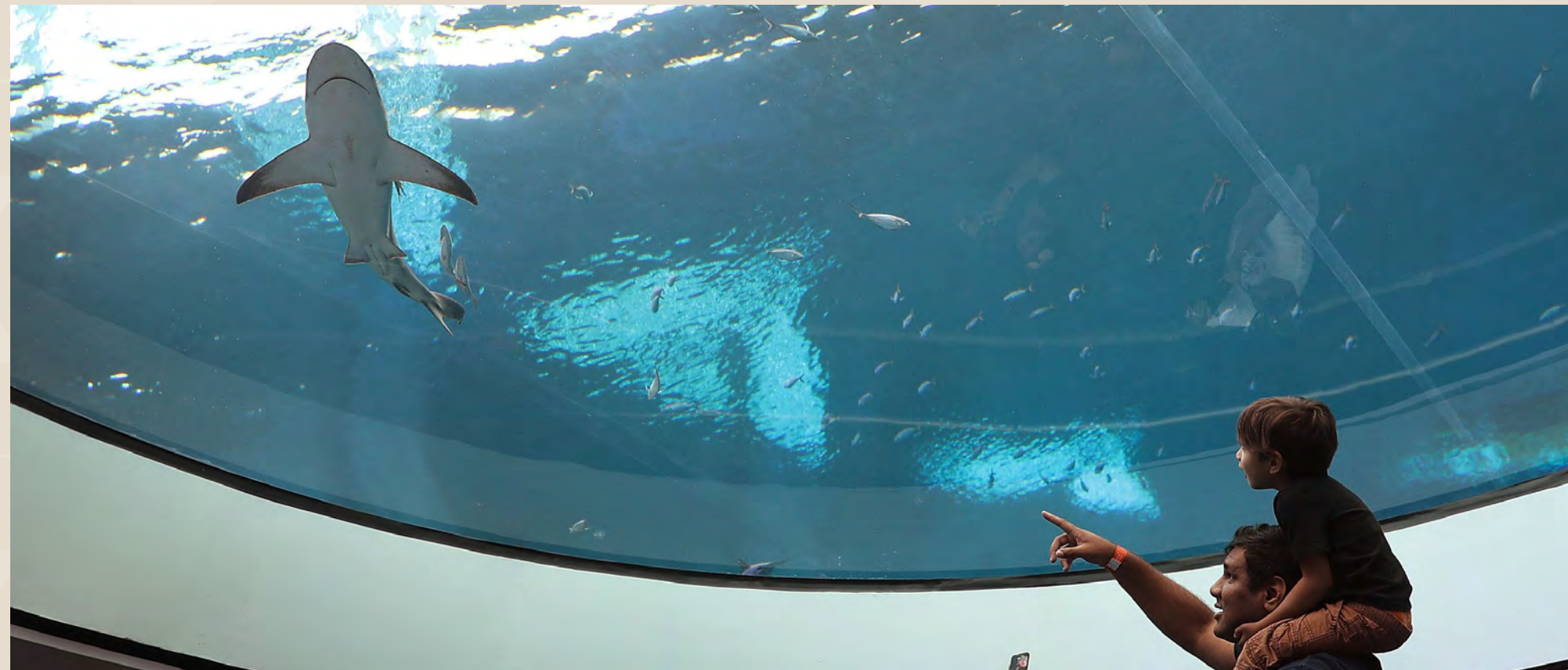
Underdeck Park

30 ACRES

Directly underneath the forthcoming I-395 signature bridge project, the 'Underdeck' will be a new 30-acre open space that is slated to transform the former infrastructure that divided the communities of Overtown, Downtown Miami & Edgewater. Directly underneath the forthcoming I-395 signature bridge project, the

MIAMI CONDO LIFESTYLE

Neighborhood Arts & Culture



Frost Museum of Science

+250K ANNUAL VISITORS

One of the only institutions worldwide boasting both a state-of-the-art planetarium and cutting-edge aquarium, the 250,000-square-foot facility sits on four acres of land overlooking Biscayne Bay surrounded by Downtown Miami's dazzling skyline.



Adrienne Arsht Center

+250K ANNUAL VISITORS

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 CONDO LIFESTYLE

Endless Transportation



Brightline

10M PROJECTED VISITORS

With Metrorail, Metromover & Tri-rail access, 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.



Metrorail

2.5M ANNUAL RIDERS

Florida's rapid transit metro system is currently composed of two lines of 23 stations on 24.4 miles of track. Metrorail serves the urban core of Miami, connecting the urban centers of Miami International Airport, the Civic Center, Downtown Miami, and Brickell with northern developed neighborhoods.



Metromover

3 Stops AT MWC

Metromover is a free people mover service that operates seven days a week in the downtown Miami and Brickell area. Major destinations include the FTX Arena, home of the Miami HEAT, Bayside Marketplace, and Miami Dade College.



Miami baylink

2026 EXPECTED COMPLETION

With 10 Million riders annually Miami Baylink will provide greater connectivity between Downtown Miami and the City of Miami Beach attractions.

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Endless Transportation



Miami International Airport

5 Miles WEST OF MWC

- _ 45 Million passengers annually
- _ America's 3rd busiest airport



Port Miami

6.5M ANNUAL CRUISE PASSENGERS

- _ The world's leading cruise port
- _ 10 Million projected visitors



I-395 Signature Bridge

1.4 Miles SPAN OF BRIDGE

- _ I-395 enhancements from the interchange to MacArthur Causeway
- _ Approximately 1.4 miles long
- _ Will redefine the Miami skyline
- _ Sweeping arches

MIAMI CONDO LIFESTYLE

In the Bustle of Downtown

ARTS, CULTURE AND ENTERTAINMENT

01. Philip and Patricia Frost Museum of Science
02. Pérez Art Museum Miami
03. FTX Arena
04. Adrienne Arsht Center for Performing Arts

PARKS

05. Maurice A Ferré/Museum Park
06. Bayfront Park

SHOPPING & ACTIVITES

07. Miami Worldcenter
08. Bayside Market
09. Skyviews Miami Observation Wheel
10. Central Fare at MiamiCentral

TRANSPORTATION

11. MiamiCentral – (Brightline)

DINING

12. La Industria
13. 11th Street Pizza
14. Verde
15. Sagrado Café
16. Laurel
17. Sports & Social

COMING SOON TO MIAMI WORLDCENTER

- | | | |
|--------------|----------------|-------------|
| Bowlero | Posman Books | Ray-Ban |
| Lucid Motors | Savage X Fenty | El Vecino |
| Sephora | Lululemon | Maple & Ash |
| | | Etta |



PROPERTY FEATURES

DEVELOPERS

Aria Development Group
Merrimac Ventures

ARCHITECTURE

Revuelta Architecture
International

INTERIOR DESIGN

The Design Agency

32

Stories

579

Residences

NO RENTAL RESTRICTIONS

RESIDENTIAL MIX

Studio	402 SF 37 M ²
JR 1 Bedroom	538 SF 50 M ²
1 Bedroom	573 SF 53 M ²
1 Bedroom+Den	603-668 SF 56-62 M ²
2 Bedroom	830 SF 77 M ²



60 MIAMI CONDO LIFESTYLE
WORLD CENTER





A THRIVING
CITY WHERE
YOU THRIVE
AS WELL

MIAMI CONDO LIFESTYLE

GROUND FLOOR

- _ Covered porte-cochere
- _ 24-Hour attended lobby
- _ Ground level food and beverage concept
- _ Mail room
- _ Management offices
- _ Bike storage
- _ Luxer One automated parcel room featuring a tech-forward, contactless digital package delivery system, cold storage and dry-cleaning service
- _ Air-conditioned resident storage



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Food & Beverage

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:

NEW YORK

Breads Bakery

Nur

Lamalo

The A.R.T. NoMad - Rooftop Bar

Stretch Pizza

MIAMI

Mazeh at YOTELPAD Miami

Float at YOTELPAD Miami

501 First Residences (2023)

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AMENITIES

Outdoor Spaces



Fitness Center

Residential Lounge



Coworking Spaces



Resort Pool



- _ Dedicated co-working spaces
- _ Resident lounge & entertainment space
- _ Summer kitchens
- _ World-class state-of-the-art fitness center with outdoor private training area by Homage Fitness
- _ Rooftop swimming pool with resort seating

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Residential Interiors

Fully finished and furnished residences thoughtfully curated by award-winning design firm, The Design Agency.

- _ Floor to ceiling glass windows with custom window treatment
- _ All residences feature balconies
- _ Finished flooring on all residential interiors
- _ Kitchens and bathrooms feature custom Italian cabinetry and counters
- _ Innovative household appliances featuring:
 - _ Speed oven
 - _ Integrated paneled refrigerator/freezer
 - _ Dishwasher
- _ Top-of-the line, separate, in-unit washers and dryers
- _ Fully built-out, generous closets



Pool



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Living Room / Kitchen



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Master Bedroom



MIAMI CONDO LIFESTYLE

Master Bathroom



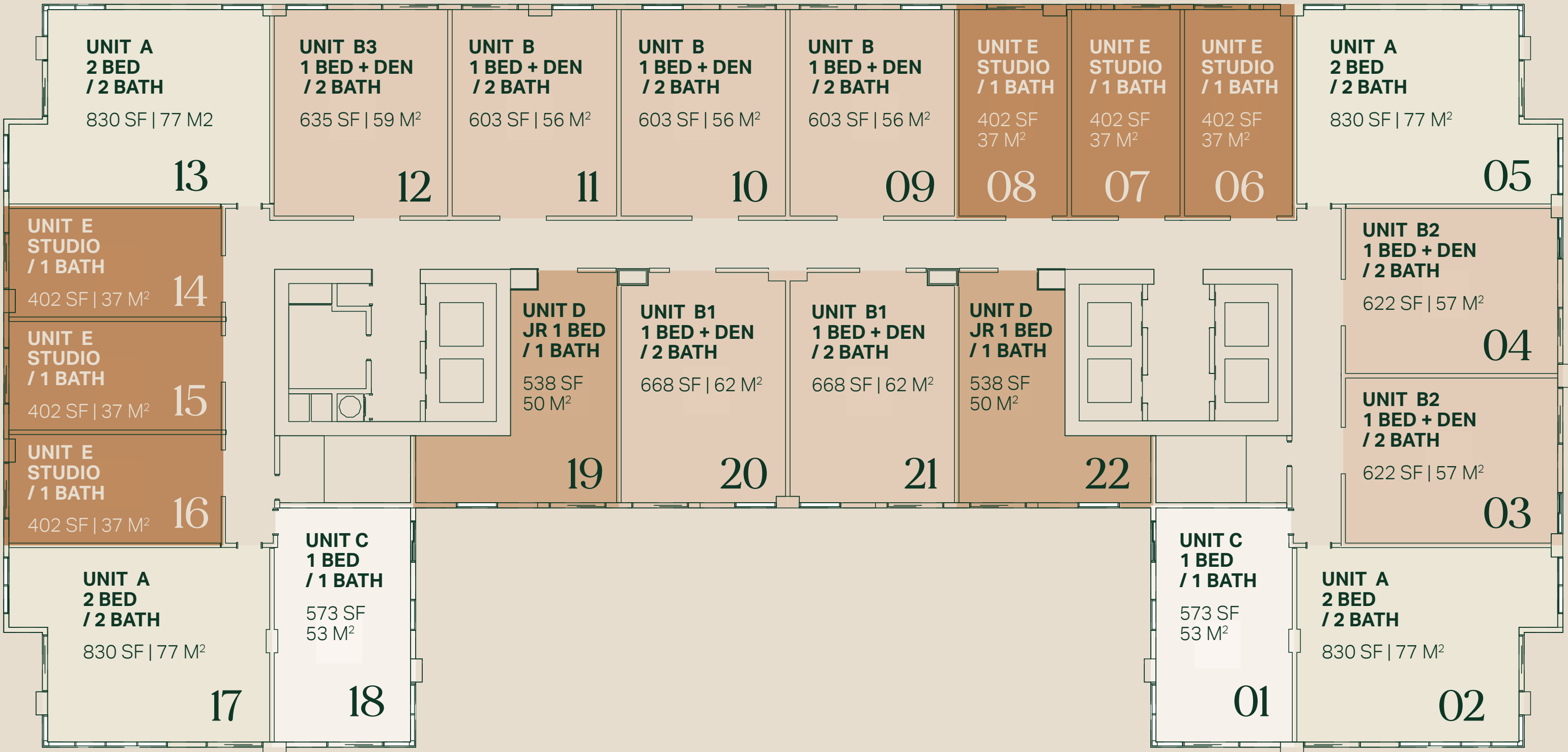
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THE KEYPLAN



THE DETAILS

- 6 | Studios
- 2 | Jr. 1 Bed
- 2 | 1 Bed
- 8 | 1 Bed + Den
- 4 | 2 BD



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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 approximate and are for informational purposes only. Actual square footages may vary. Stated square footages are generally taken at the greatest points of each given room (as if the room were a rectangle). Stated square footages are for informational purposes only and are not intended to be used for any other purpose. All measurements are subject to change.

UNIT E

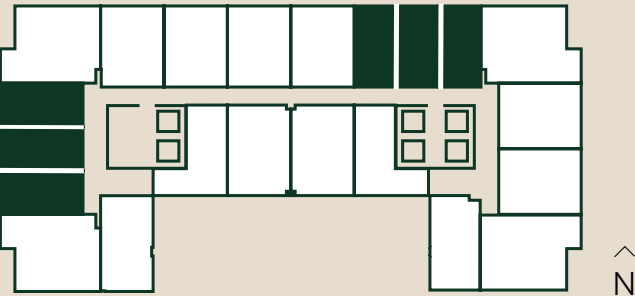
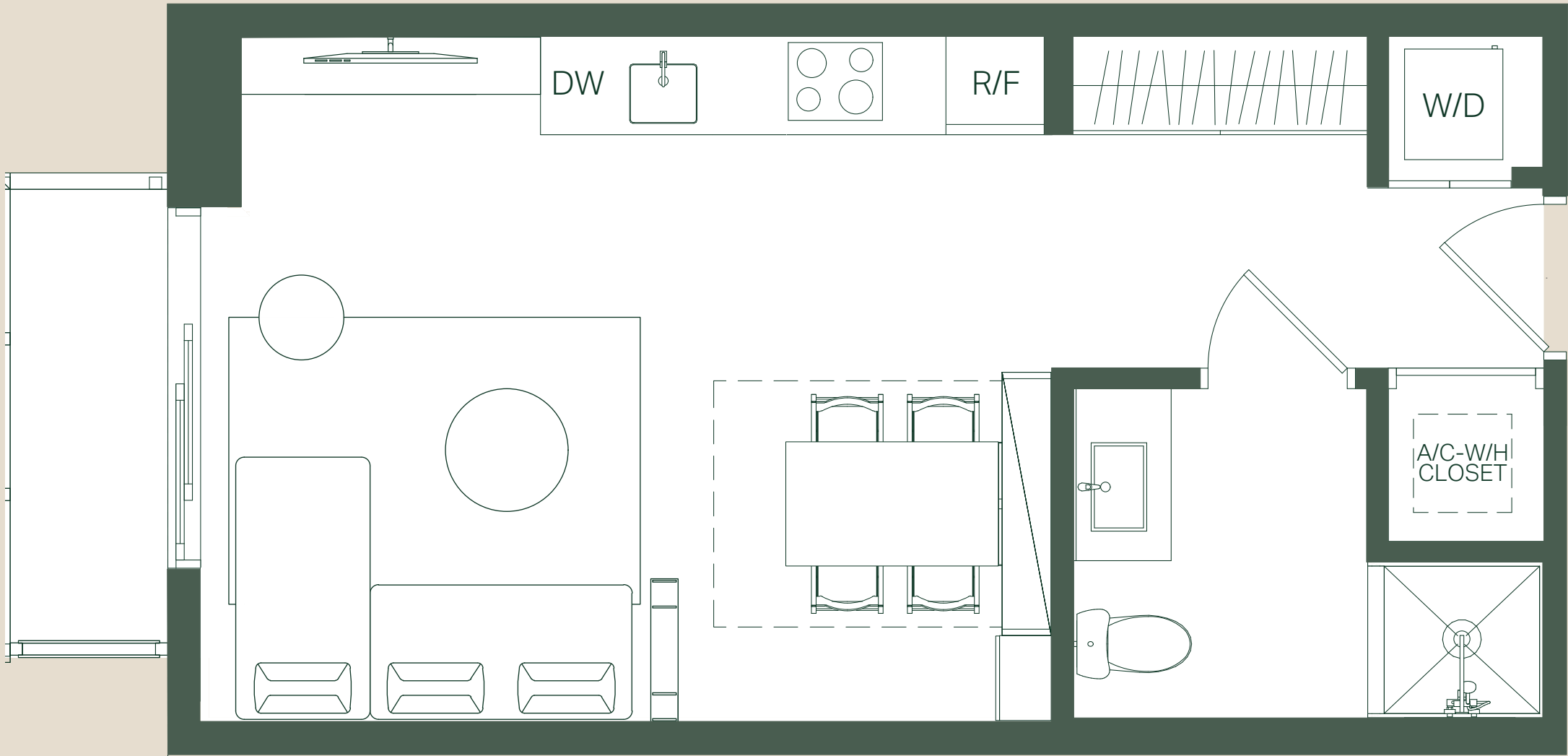
RESIDENCES

LINES 06, 07, 08, 14, 15, 16

STUDIO

1 BATHROOM

INTERIOR	402 SF	37 M ²
EXTERIOR	40 SF	4 M ²
TOTAL	442 SF	41 M ²



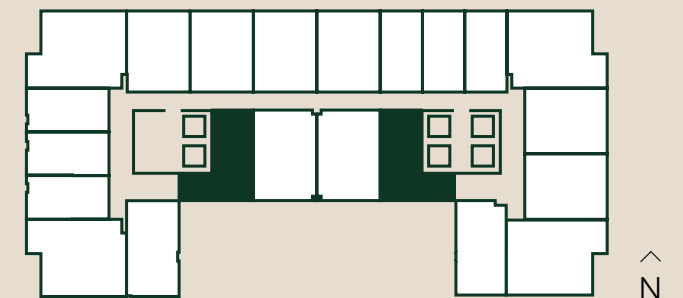
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UNIT D

RESIDENCES
LINES 19, 22

JR. 1 BEDROOM
1 BATHROOM

INTERIOR	538 SF	50 M ²
EXTERIOR	40 SF	4 M ²
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TOTAL	578 SF	54 M ²



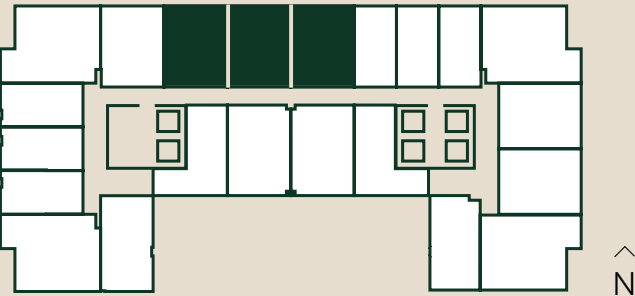
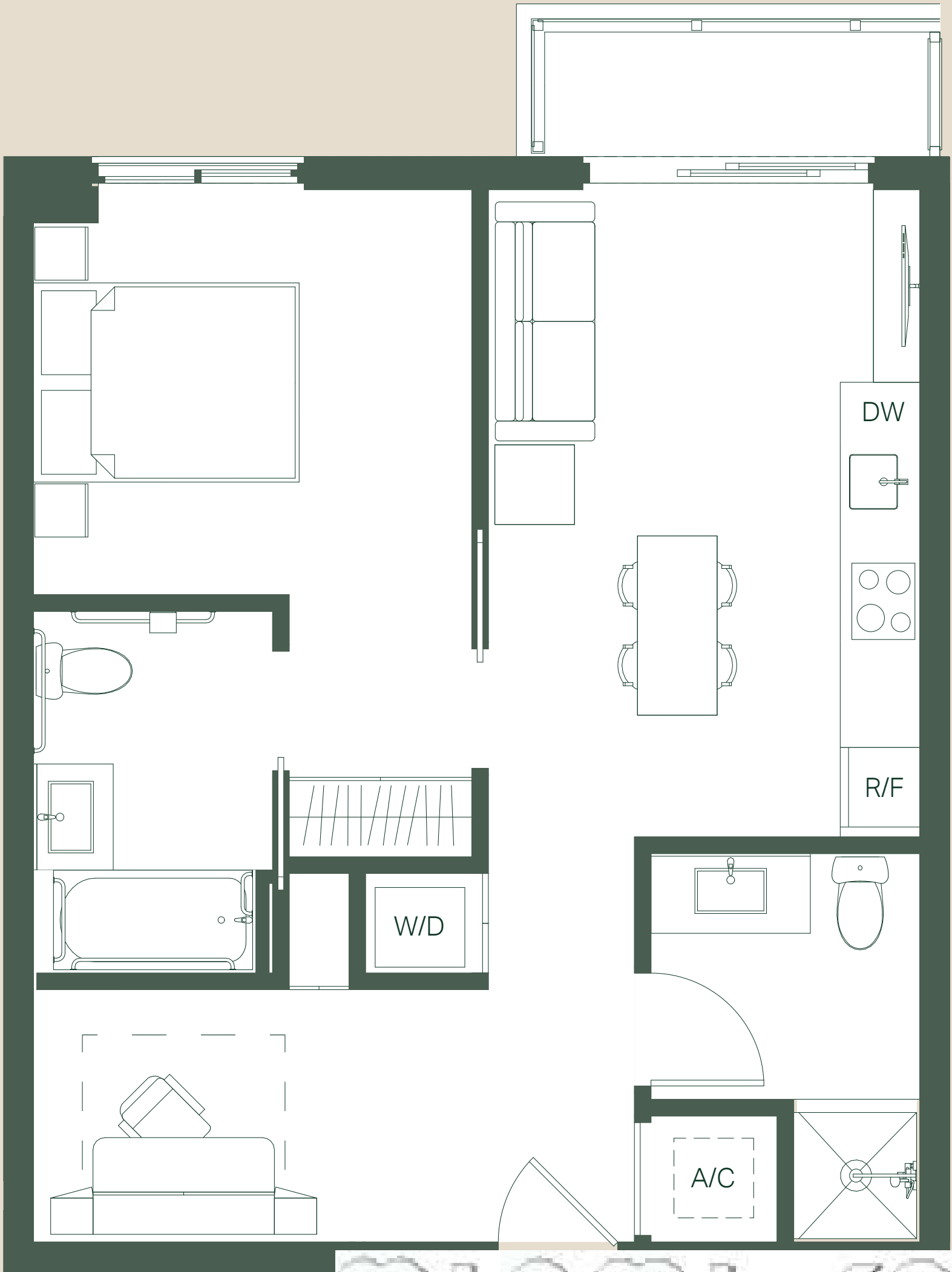
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UNIT B

RESIDENCES
LINES 09, 10, 11

1 BEDROOM + DEN
2 BATHROOMS

INTERIOR	603 SF	56 M ²
EXTERIOR	40 SF	4 M ²
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TOTAL	643 SF	60 M ²



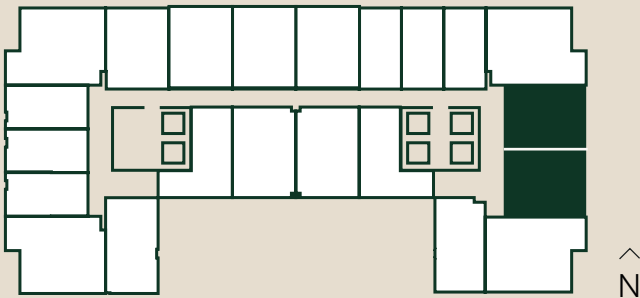
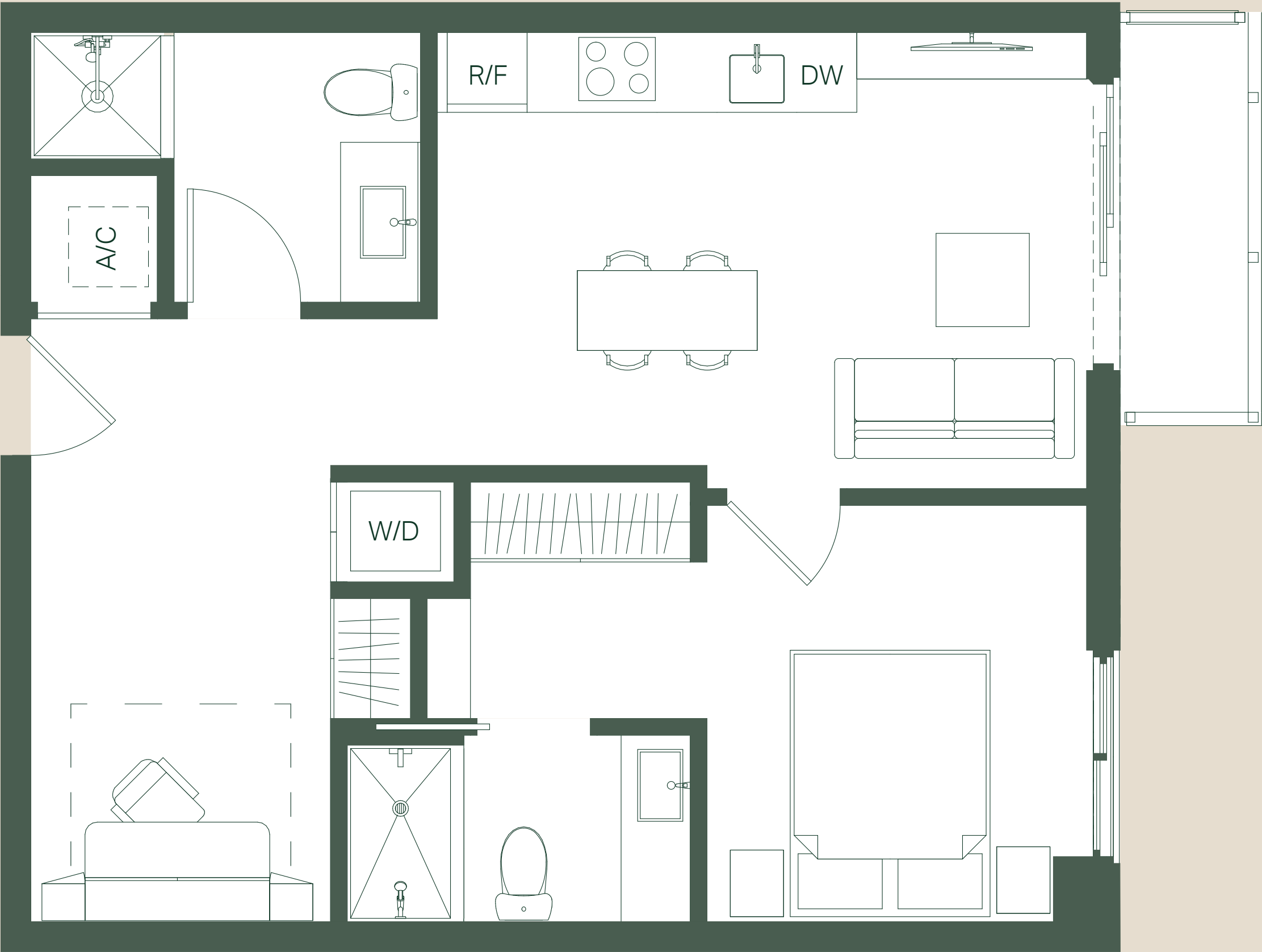
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UNIT B.2

RESIDENCES
LINES 03, 04

1 BEDROOM + DEN
2 BATHROOMS

INTERIOR	622 SF	57 M ²
EXTERIOR	43 SF	4 M ²
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TOTAL	665 SF	61 M ²

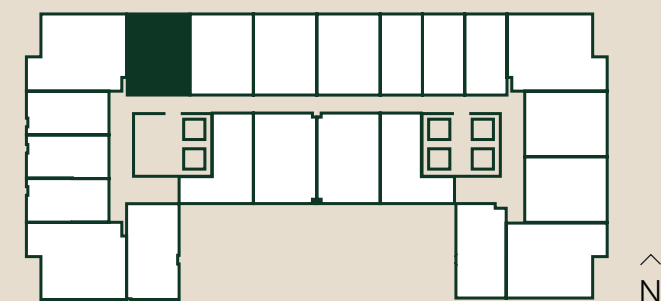
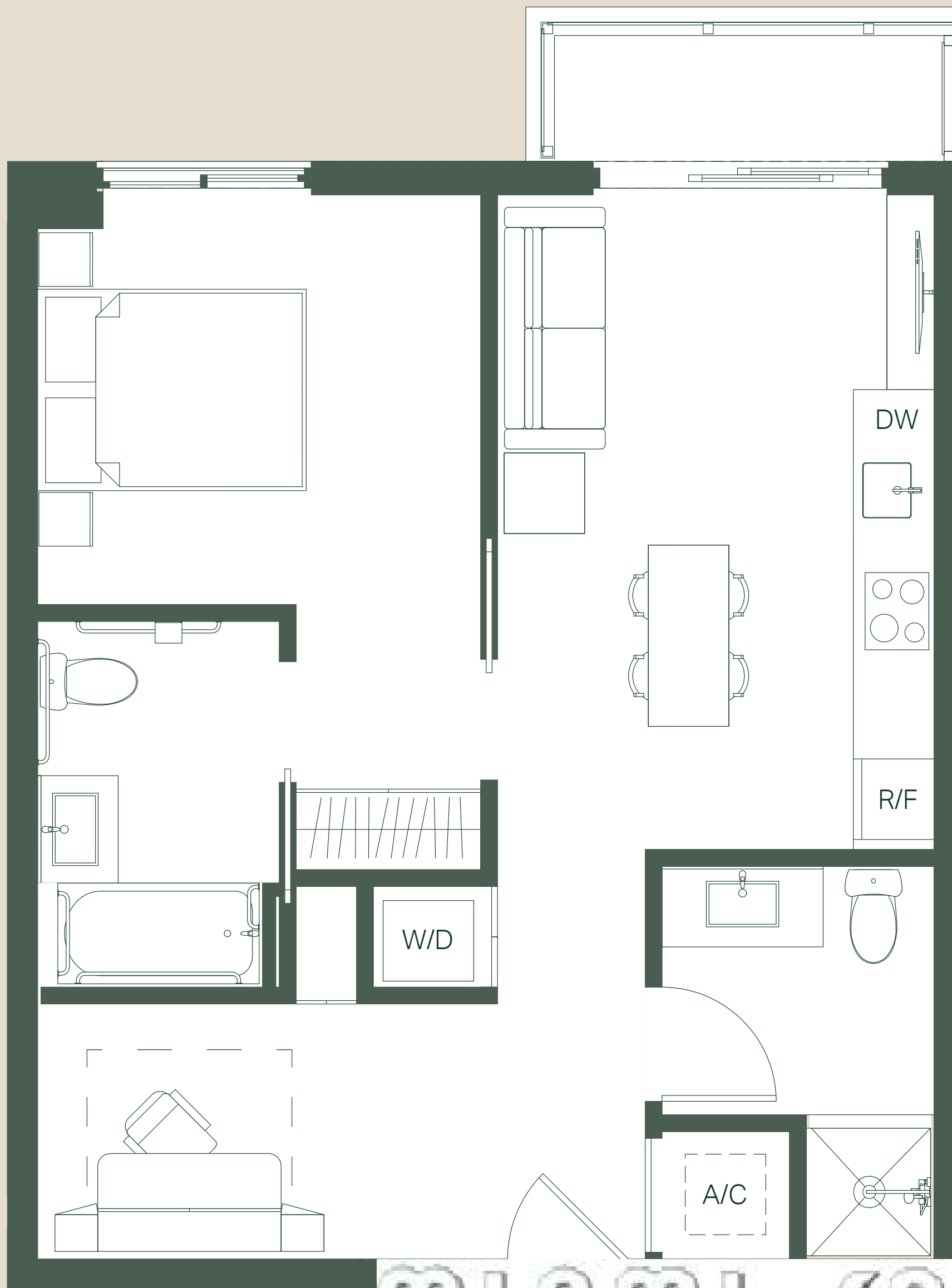


UNIT B.3

RESIDENCES
LINES 12

1 BEDROOM + DEN
2 BATHROOMS

INTERIOR	635 SF	59 M ²
EXTERIOR	40 SF	4 M ²
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TOTAL	675 SF	63 M ²



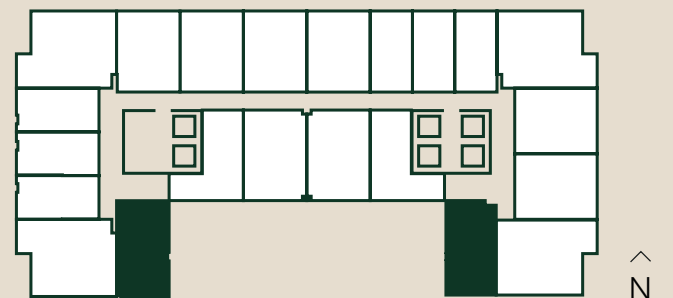
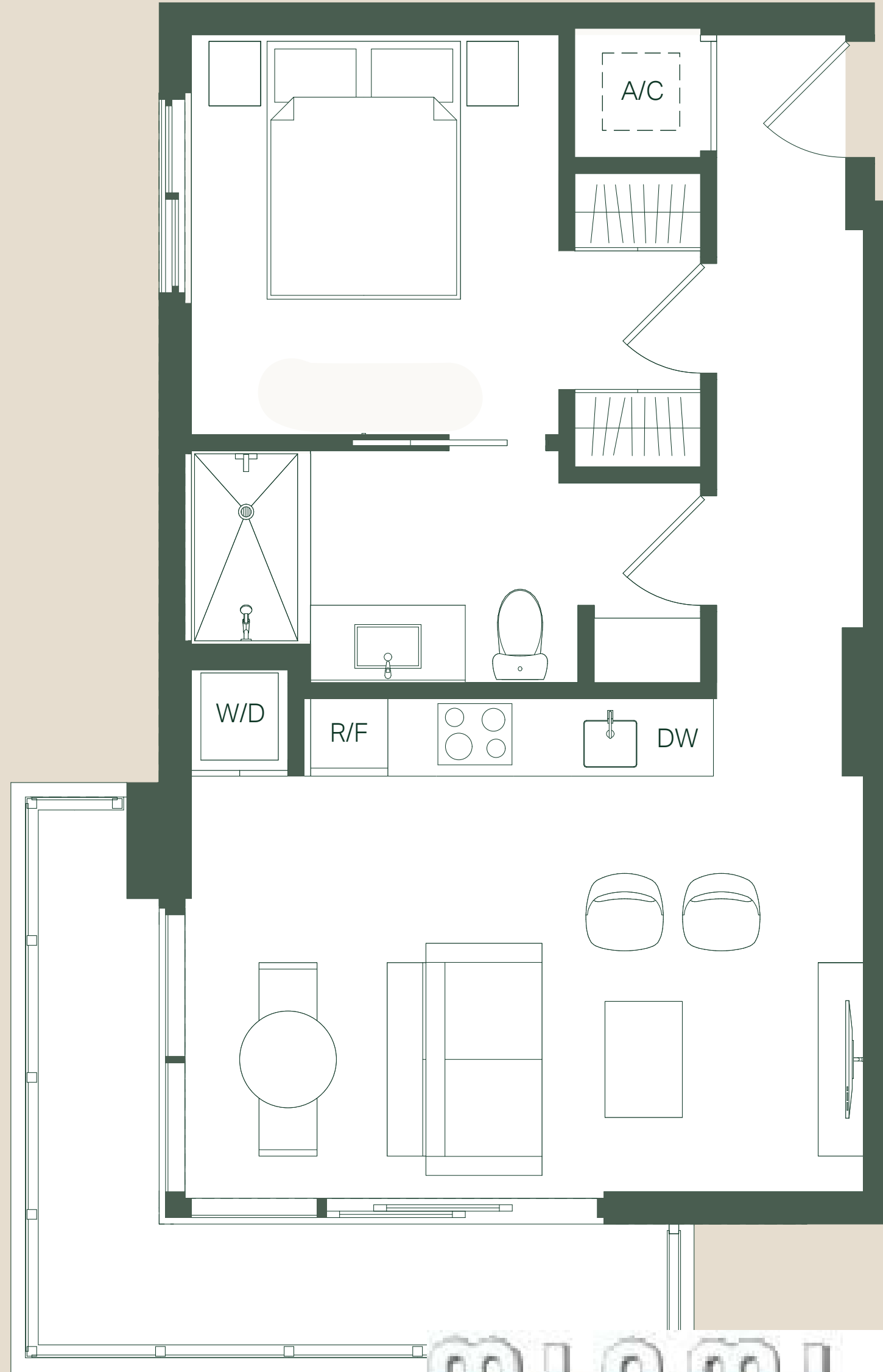
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UNIT C

RESIDENCES
LINES 01,18

1 BEDROOM
1 BATHROOM

INTERIOR	573 SF	53 M ²
EXTERIOR	130 SF	12 M ²
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TOTAL	703 SF	65 M ²



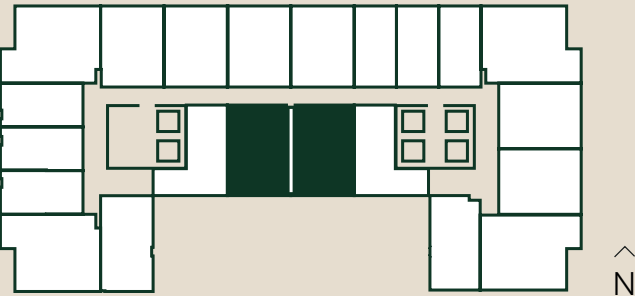
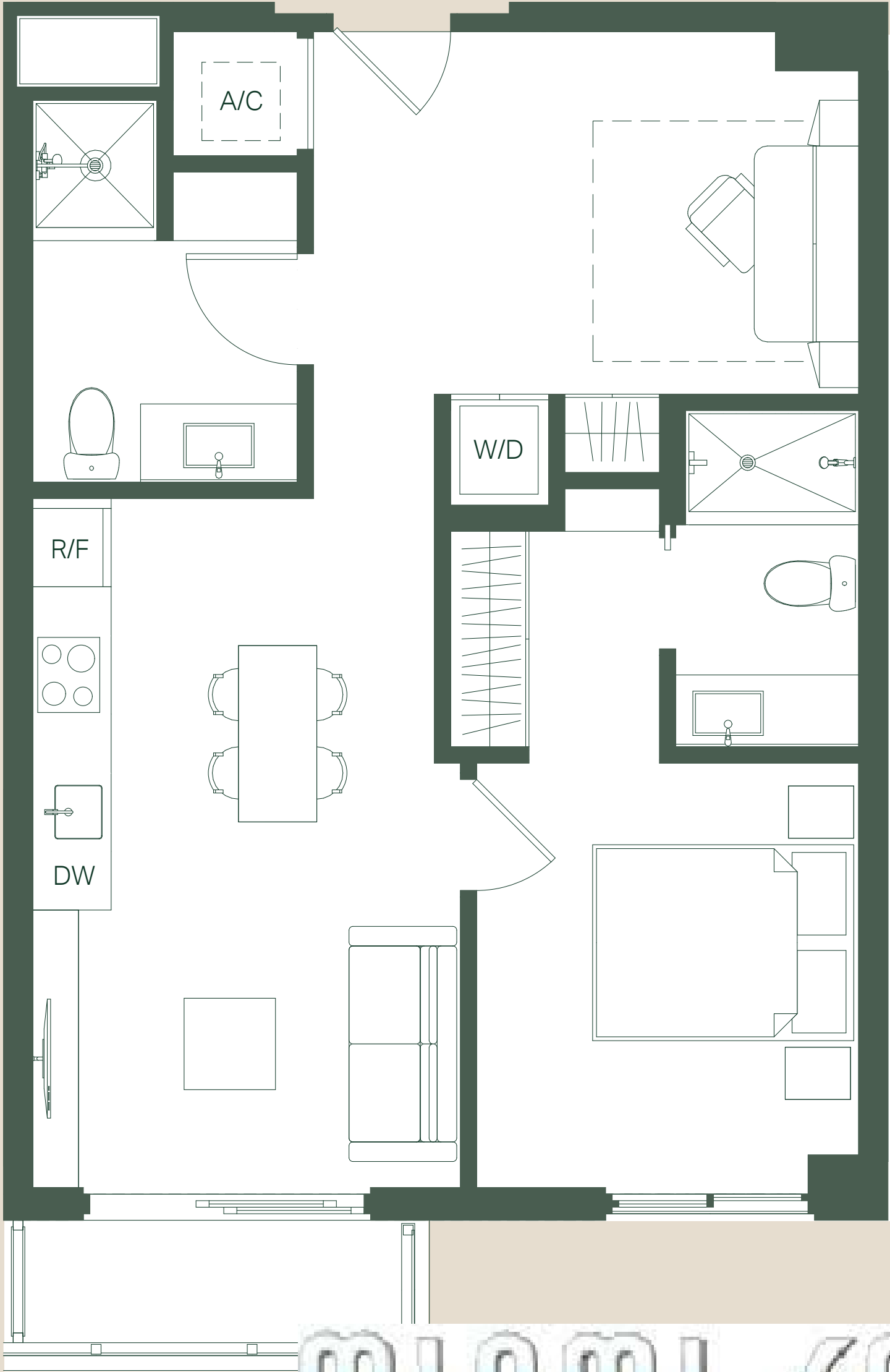
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UNIT B.1

RESIDENCES
LINES 20, 21

1 BEDROOM + DEN
2 BATHROOMS

INTERIOR	668 SF	62 M ²
EXTERIOR	40 SF	4 M ²
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TOTAL	708 SF	66 M ²



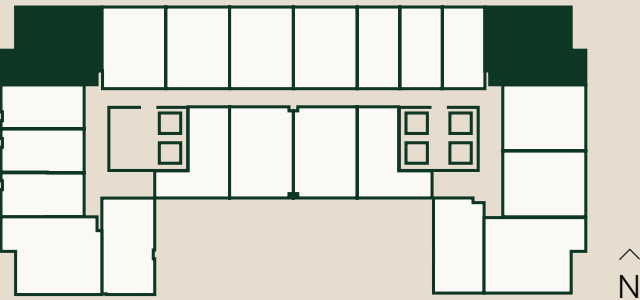
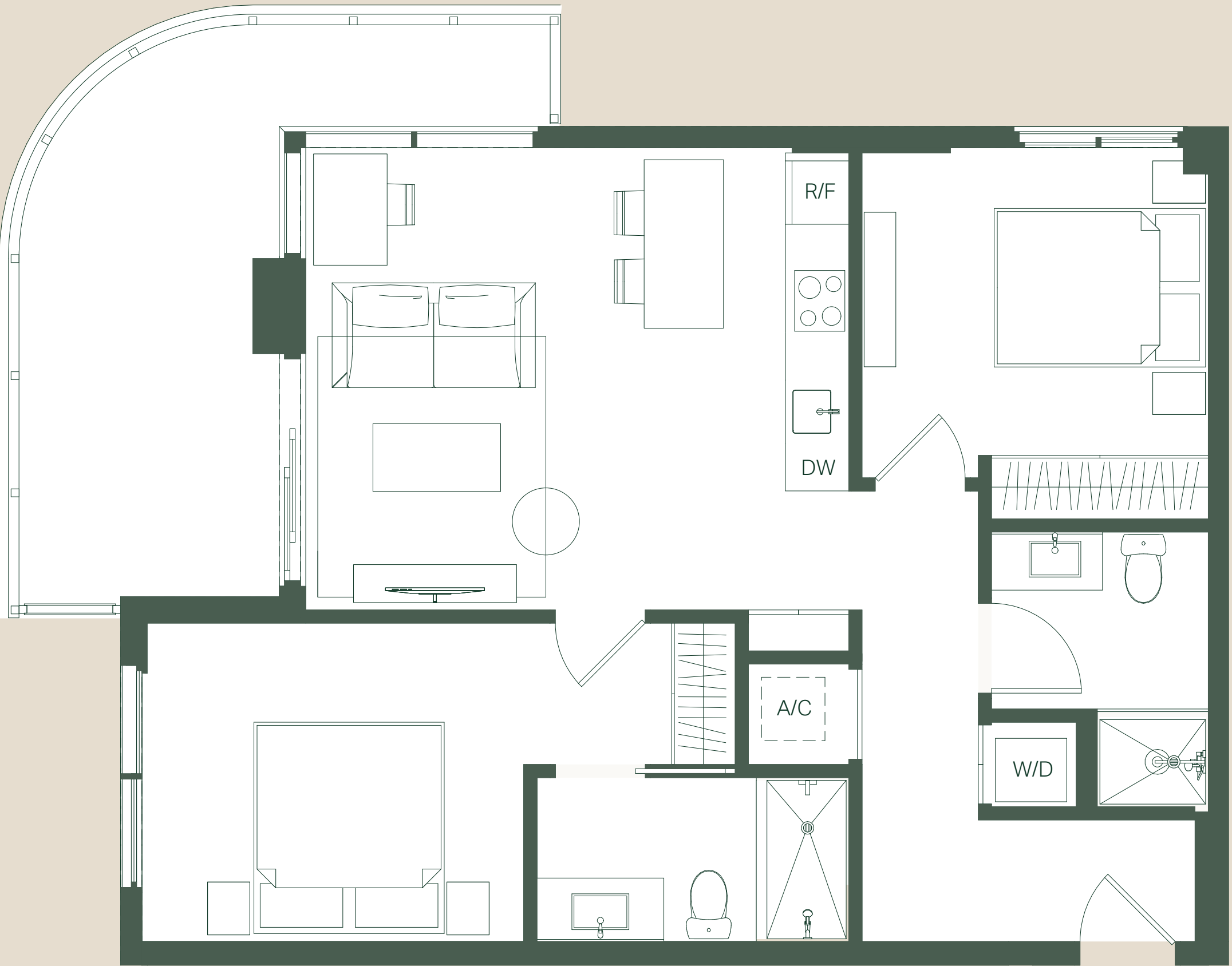
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UNIT A.2

RESIDENCES
LINES 05, 13

2 BEDROOMS
2 BATHROOMS

INTERIOR	830 SF	77 M ²
EXTERIOR	187 SF	17 M ²
<hr/>		
TOTAL	1,017 SF	94 M ²



MIAMI CONDO LIFESTYLE

LUXURY LIVING
IN THE HEART OF
DOWNTOWN
MIAMI.



MIAMI CONDO LIFESTYLE



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
 501 First | Miami, 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



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MERRIMAC VENTURES

Merrimac Ventures is a Real Estate investment and development firm located in Fort Lauderdale, FL. Its primary focus is on prime resort and mixed-use development but also has extensive investments in multi-family residential, condominiums, retail and office. While Merrimac Ventures began its journey in South Florida, it has substantially expanded its holdings into a national footprint.

Partners in Merrimac Ventures are currently involved in over \$3 billion in real estate development projects, which are transformational, building communities and advancing cities. The Merrimac Ventures story is one of triumph over adversity and how the vision and hard work of the Motwani family transformed a city.

Under the guidance and direction of Dev and Nitin Motwani, Merrimac Ventures continues to expand its footprint beyond Florida, amassing holdings throughout the mid-Atlantic and southern states. Their strategic vision and dedication to excellence has positioned the company for success long into the future.

PARAMOUNT Fort Lauderdale Beach
317 N Federal
Four Seasons Hotel & Residences
530 N Birch Road
The Crosby Miami



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SANTA MARIA, BRICKELL



BRICKELL FLATIRON



THE AZURE, SURFSIDE



THE BRISTOL TOWER, BRICKELL



GROVENOR HOUSE, COCONUT GROVE



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.

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

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MIAMI
WORLD CENTER

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DEVELOPMENT GROUP VENTURES