



ARIA

ON THE BAY  
MIAMI

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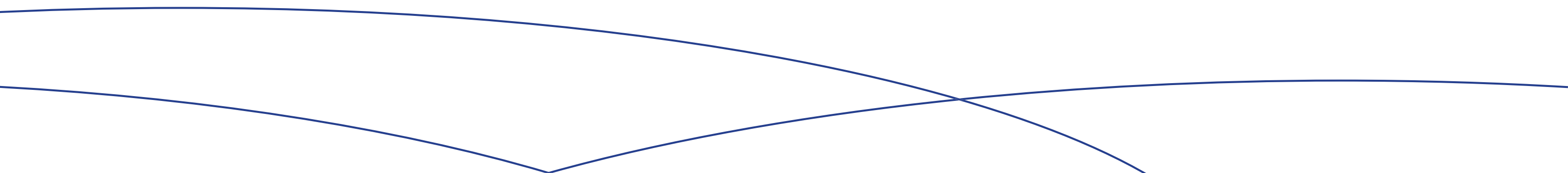
FLOORPLANS





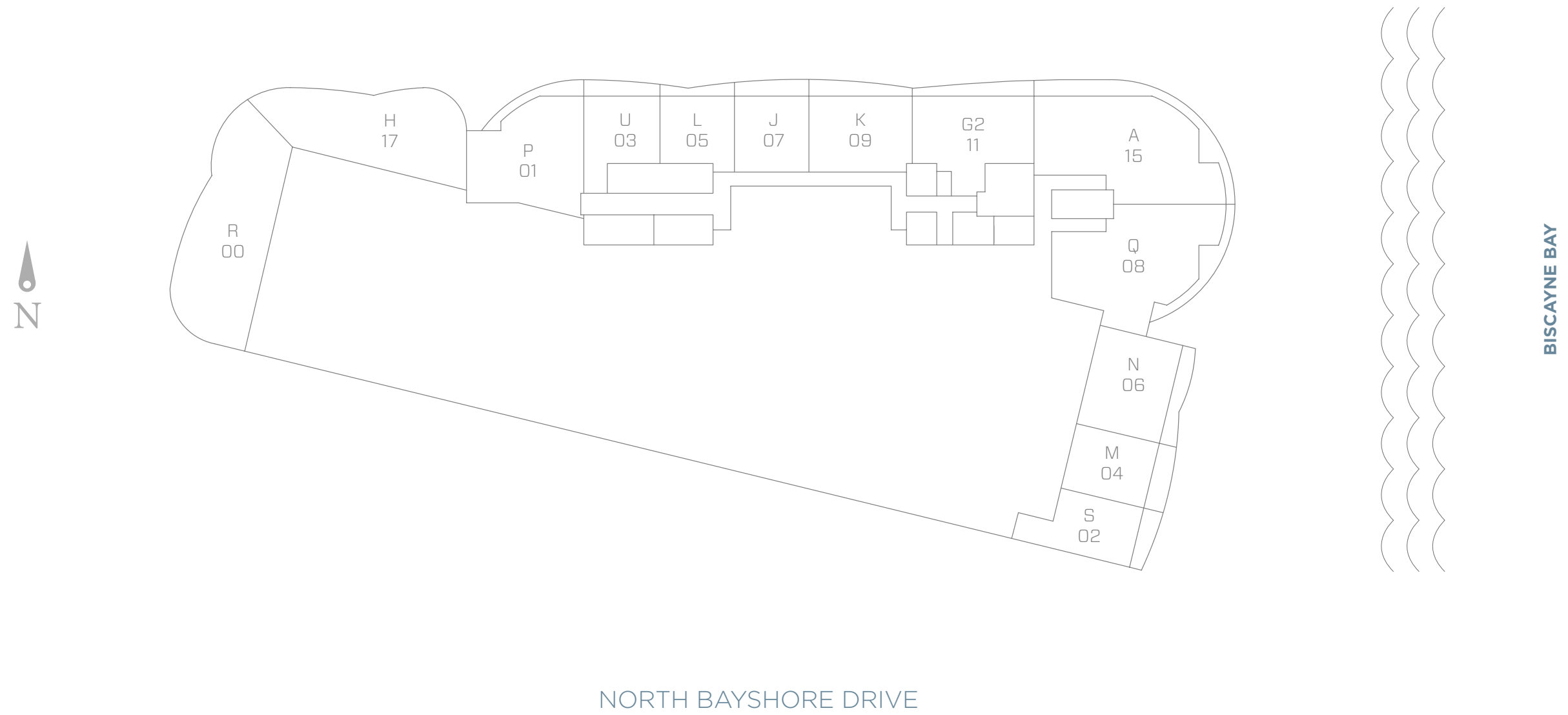
ARIA  
ON THE BAY  
MIAMI

PODIUM  
FLOORPLANS



# KEY PLAN

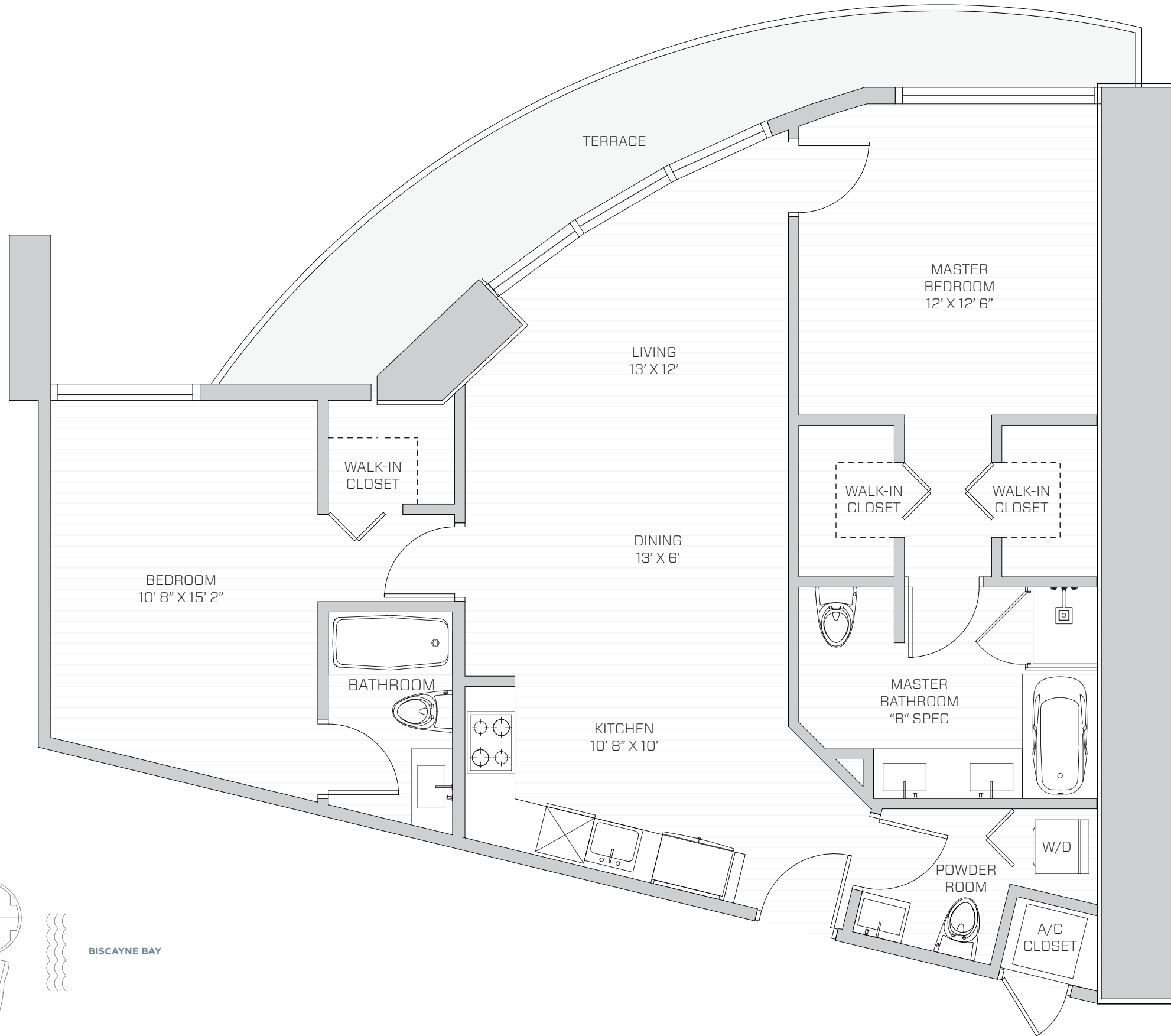
PODIUM



# UNIT

**P - 01**

2B & 2.5



**AC**  
1,152 SQ. FT.  
107 SQ. MT.

**BALCONY**  
160 SQ. FT.  
15 SQ. MT.

**TOTAL AREA**  
1,312 SQ. FT.  
122 SQ. MT.

BISCAYNE BAY

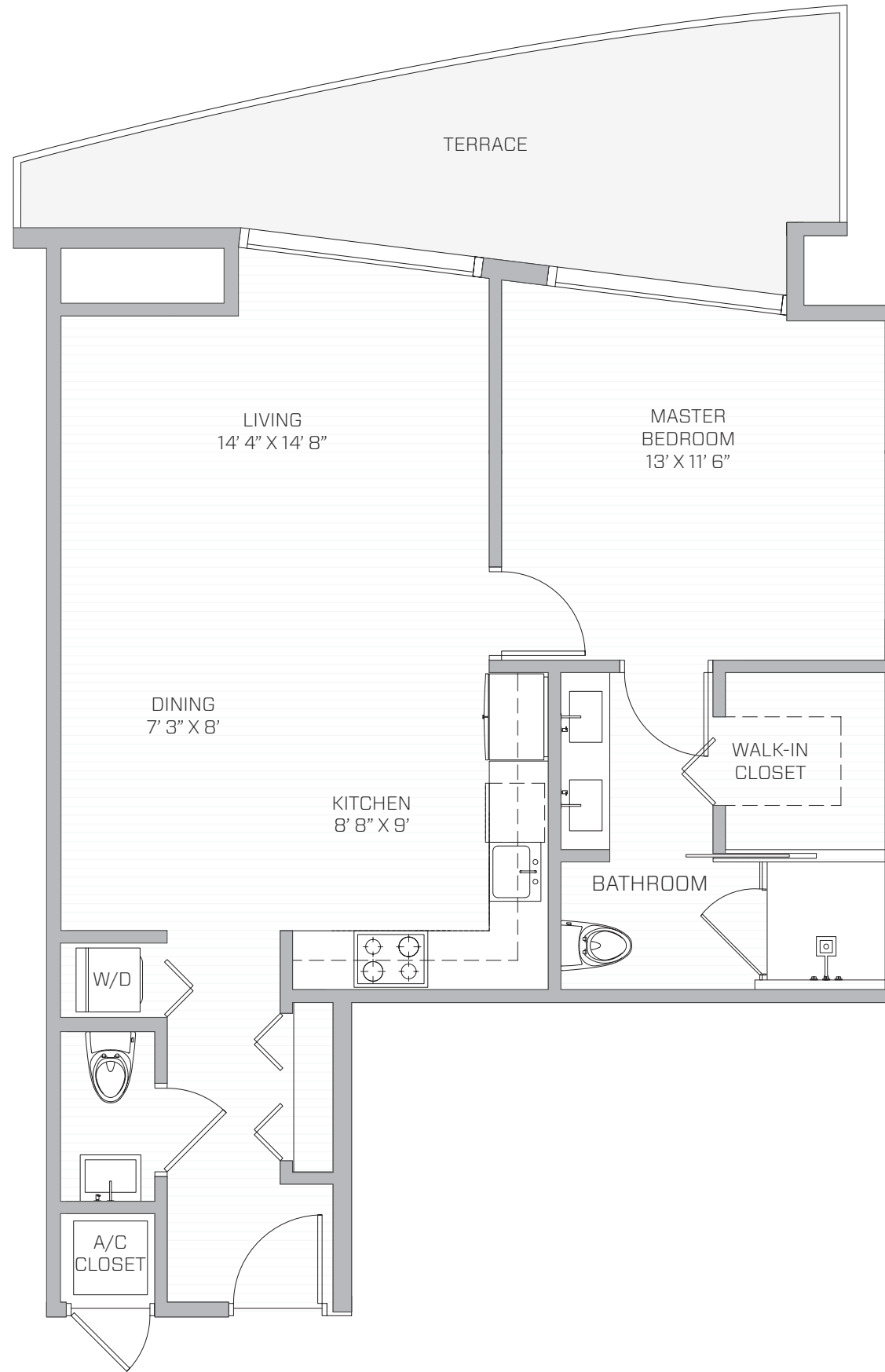
**ARIA**  
ON THE BAY  
MIAMI

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# UNIT

**U - 03**

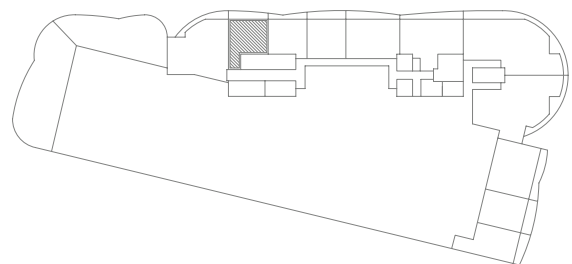
1B & 2.5



**AC**  
910 SQ. FT.  
85 SQ. MT.

**BALCONY**  
150 SQ. FT.  
14 SQ. MT.

**TOTAL AREA**  
1,060 SQ. FT.  
99 SQ. MT.



BISCAYNE BAY

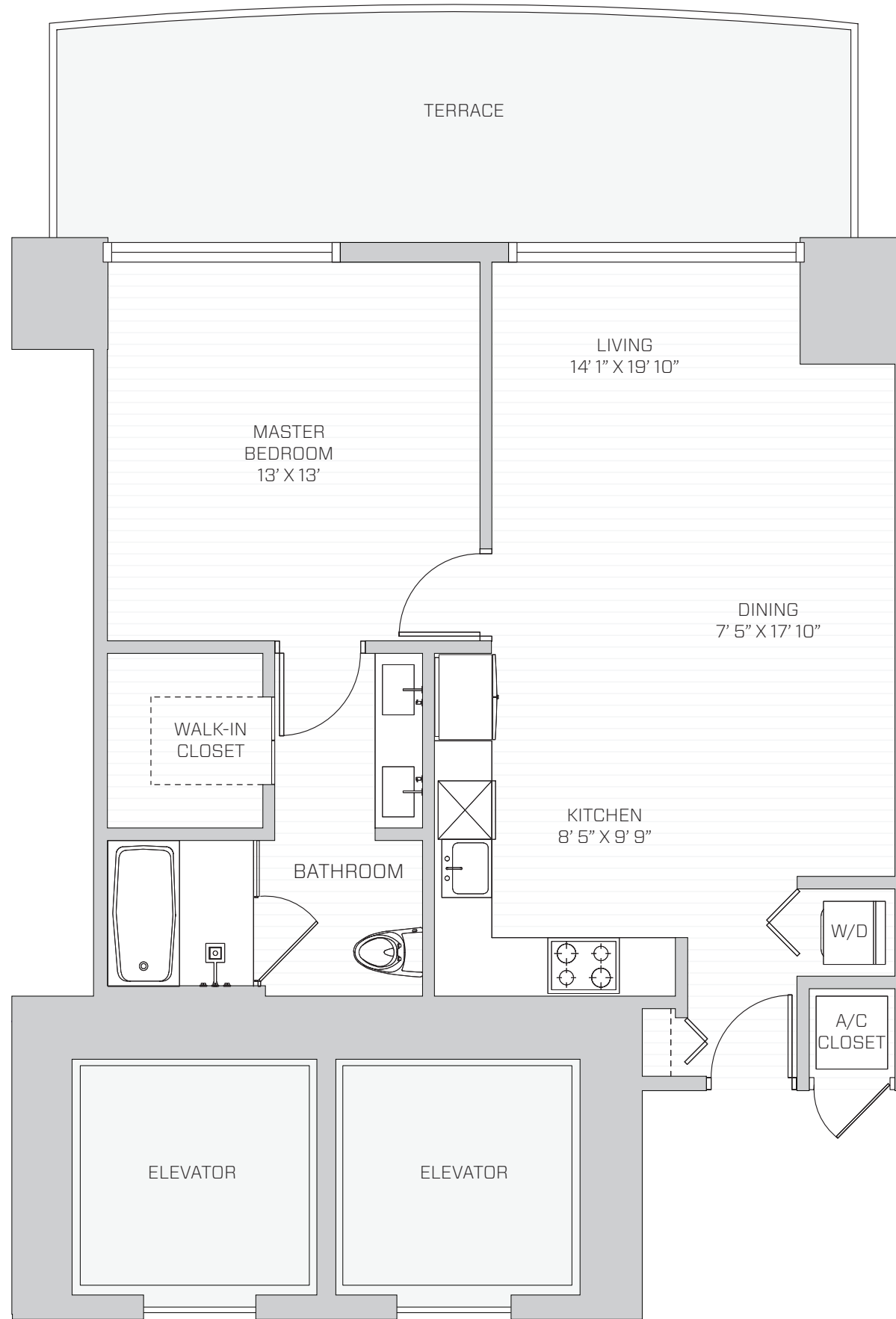
**ARIA**  
ON THE BAY  
MIAMI

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# UNIT

**L - 05**

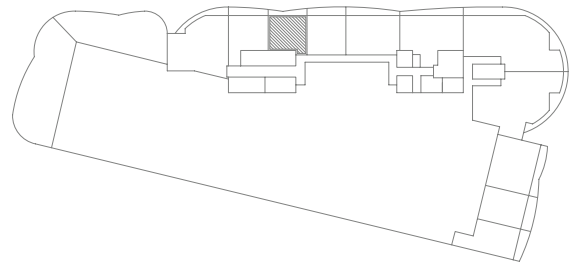
1B & 1



**AC**  
777 SQ. FT.  
72 SQ. MT.

**BALCONY**  
223 SQ. FT.  
21 SQ. MT.

**TOTAL AREA**  
1,000 SQ. FT.  
93 SQ. MT.



BISCAYNE BAY

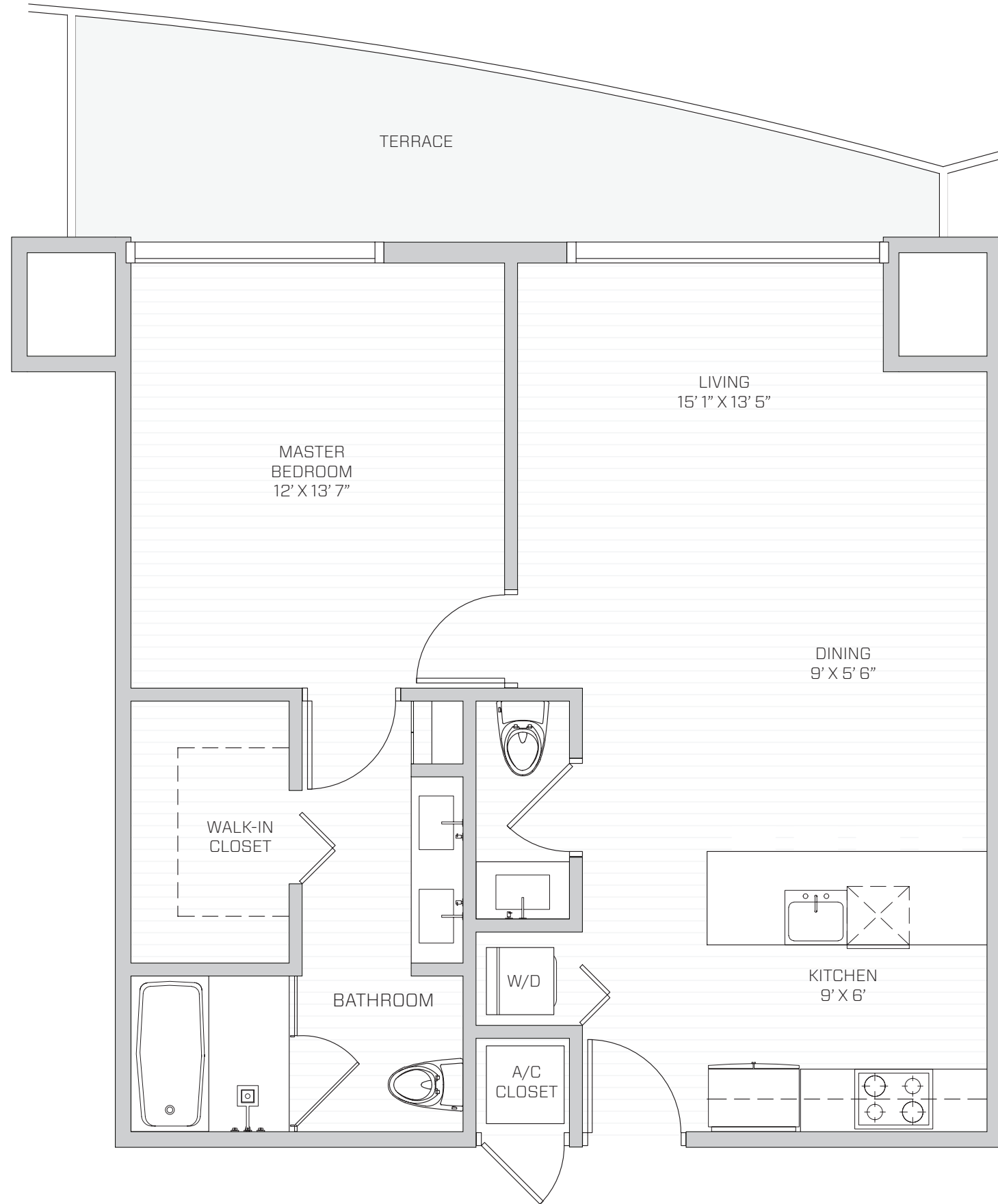


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# UNIT

**J - 07**

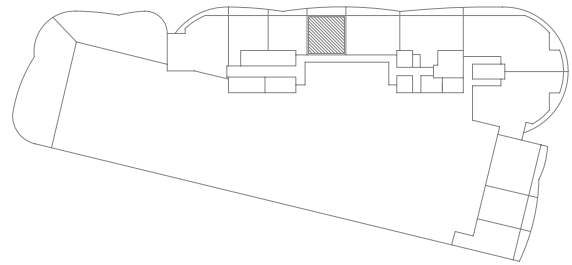
1B & 1.5



**AC**  
814 SQ. FT.  
76 SQ. MT.

**BALCONY**  
152 SQ. FT.  
14 SQ. MT.

**TOTAL AREA**  
966 SQ. FT.  
90 SQ. MT.



BISCAYNE BAY

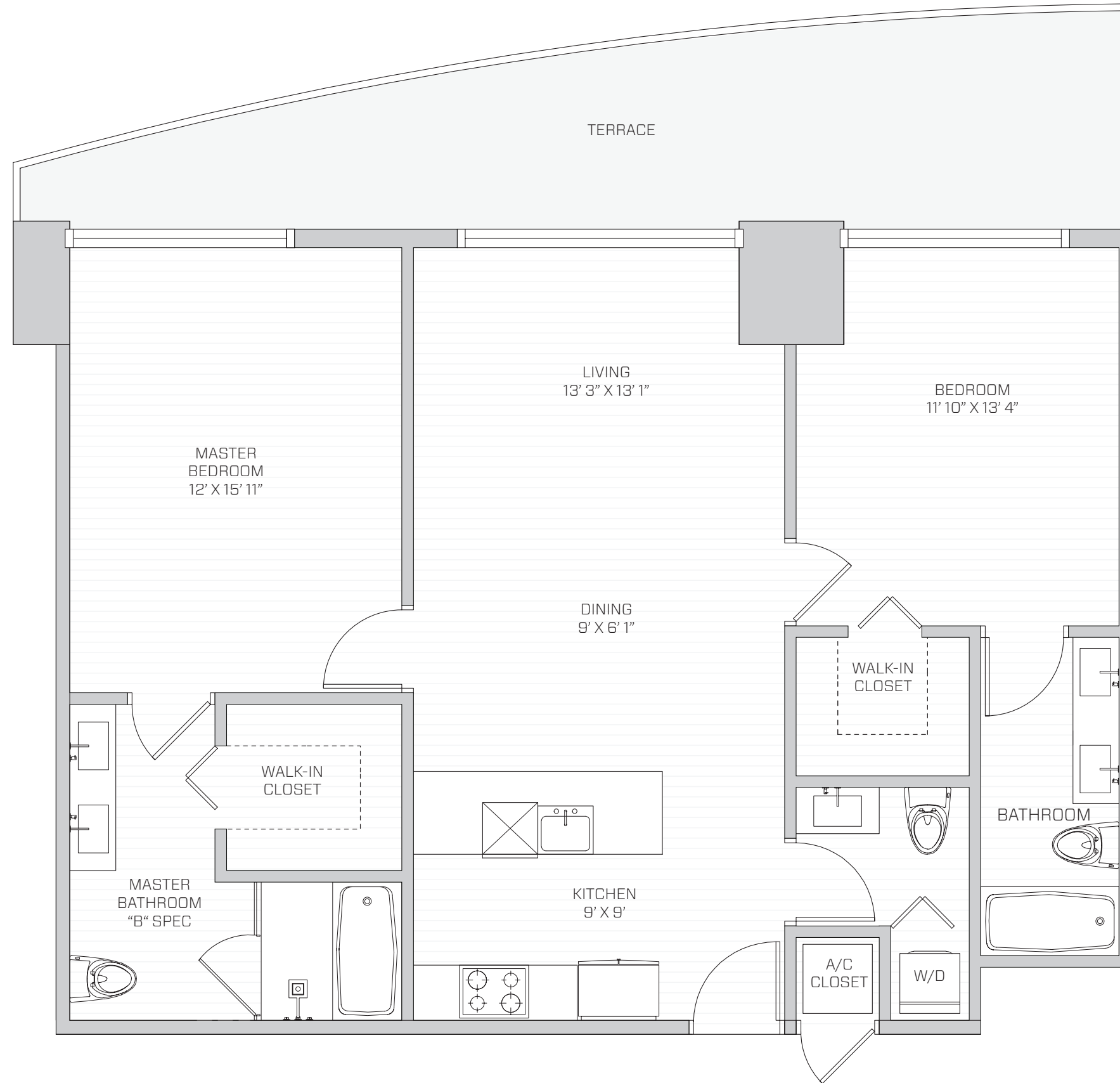


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# UNIT

**K - 09**

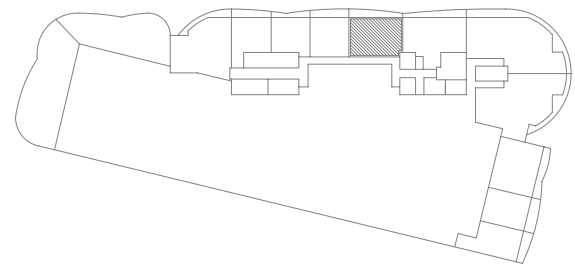
2B & 2.5



**AC**  
1,108 SQ. FT.  
103 SQ. MT.

**BALCONY**  
246 SQ. FT.  
23 SQ. MT.

**TOTAL AREA**  
1,354 SQ. FT.  
126 SQ. MT.



BISCAYNE BAY

**ARIA**  
ON THE BAY  
MIAMI

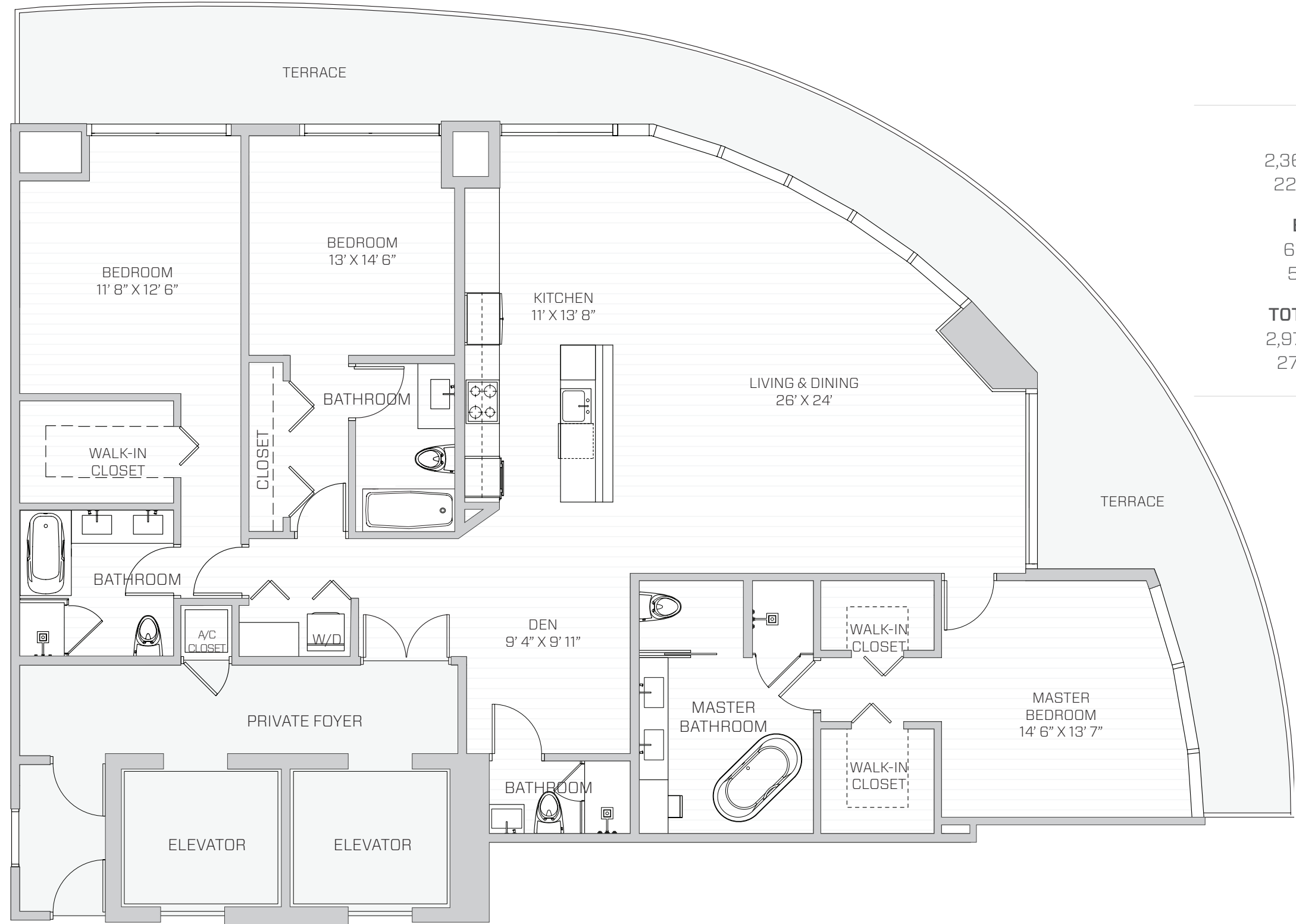
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# UNIT

**A - 15**

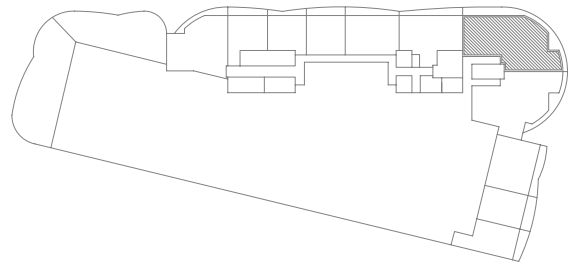
3B & 4



**AC**  
2,362 SQ. FT.  
220 SQ. MT.

**BALCONY**  
610 SQ. FT.  
57 SQ. MT.

**TOTAL AREA**  
2,972 SQ. FT.  
277 SQ. MT.



BISCAYNE BAY

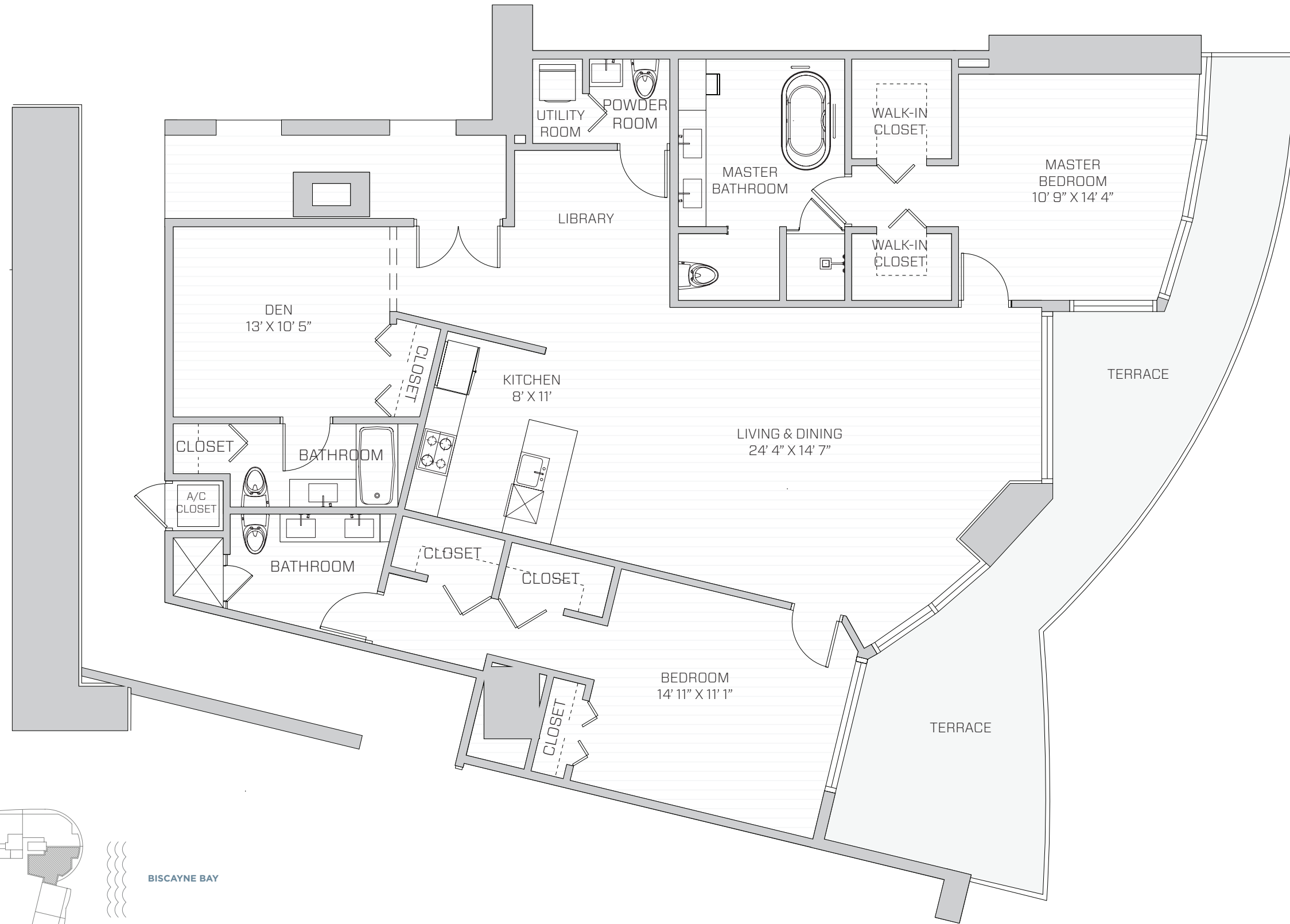


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# UNIT

**Q - 08**

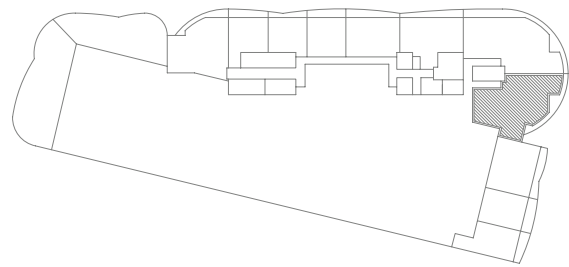
2B & 3.5+DEN



**AC**  
2,108 SQ. FT.  
196 SQ. MT.

**BALCONY**  
403/443 SQ. FT.  
38/41 SQ. MT.

**TOTAL AREA**  
2,511/2,551 SQ. FT.  
234/237 SQ. MT.



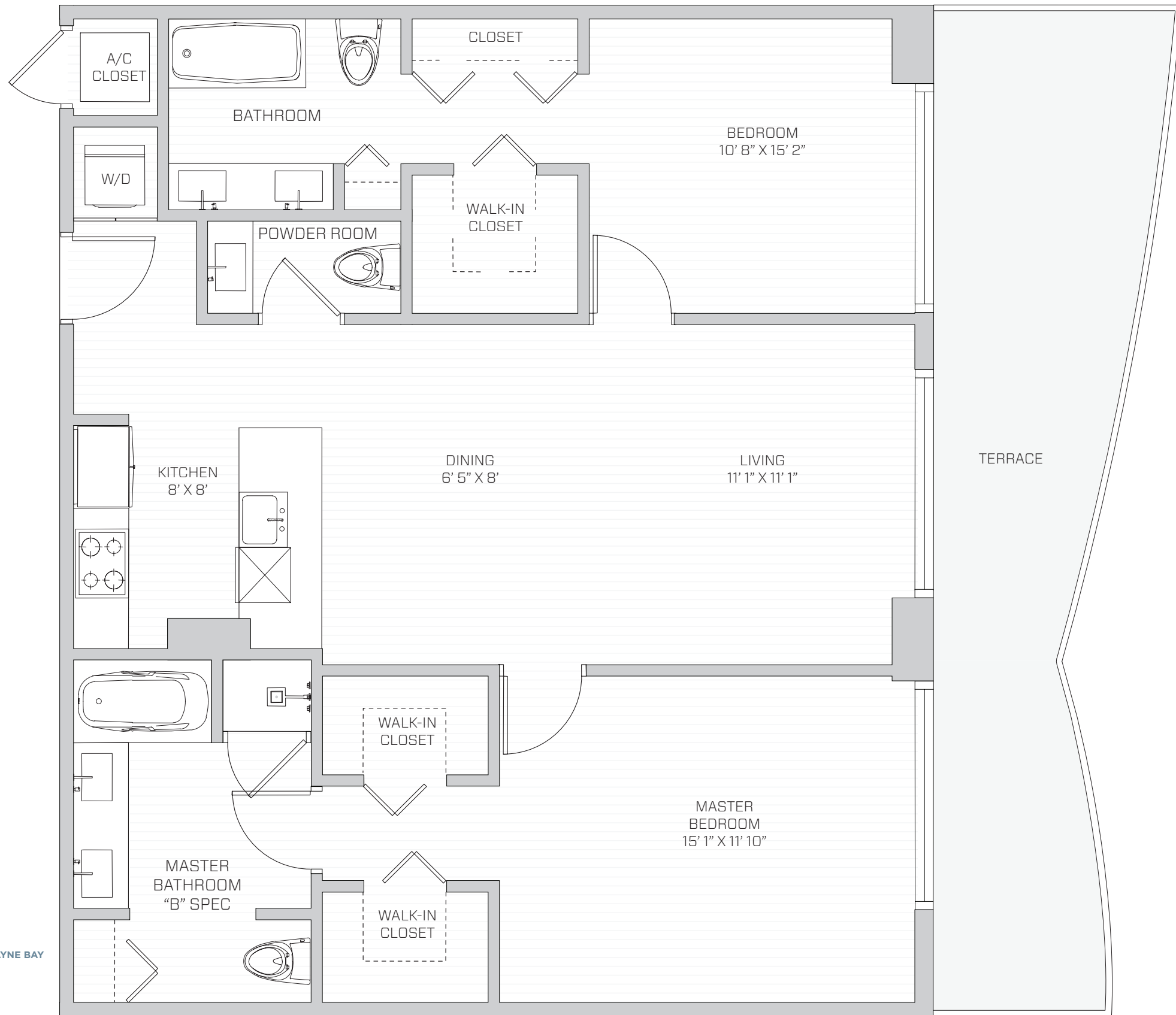
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ON THE BAY  
MIAMI

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# UNIT

**N - 06**

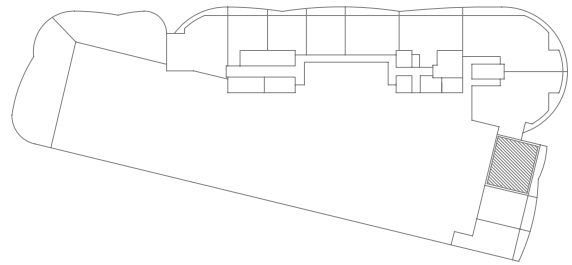
2B & 2.5



**AC**  
1,149 SQ. FT.  
107 SQ. MT.


**BALCONY**  
323/269 SQ. FT.  
30/25 SQ. MT.

**TOTAL AREA**  
1,472/1,418 SQ. FT.  
137/132 SQ. MT.



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**BISCAYNE BAY**

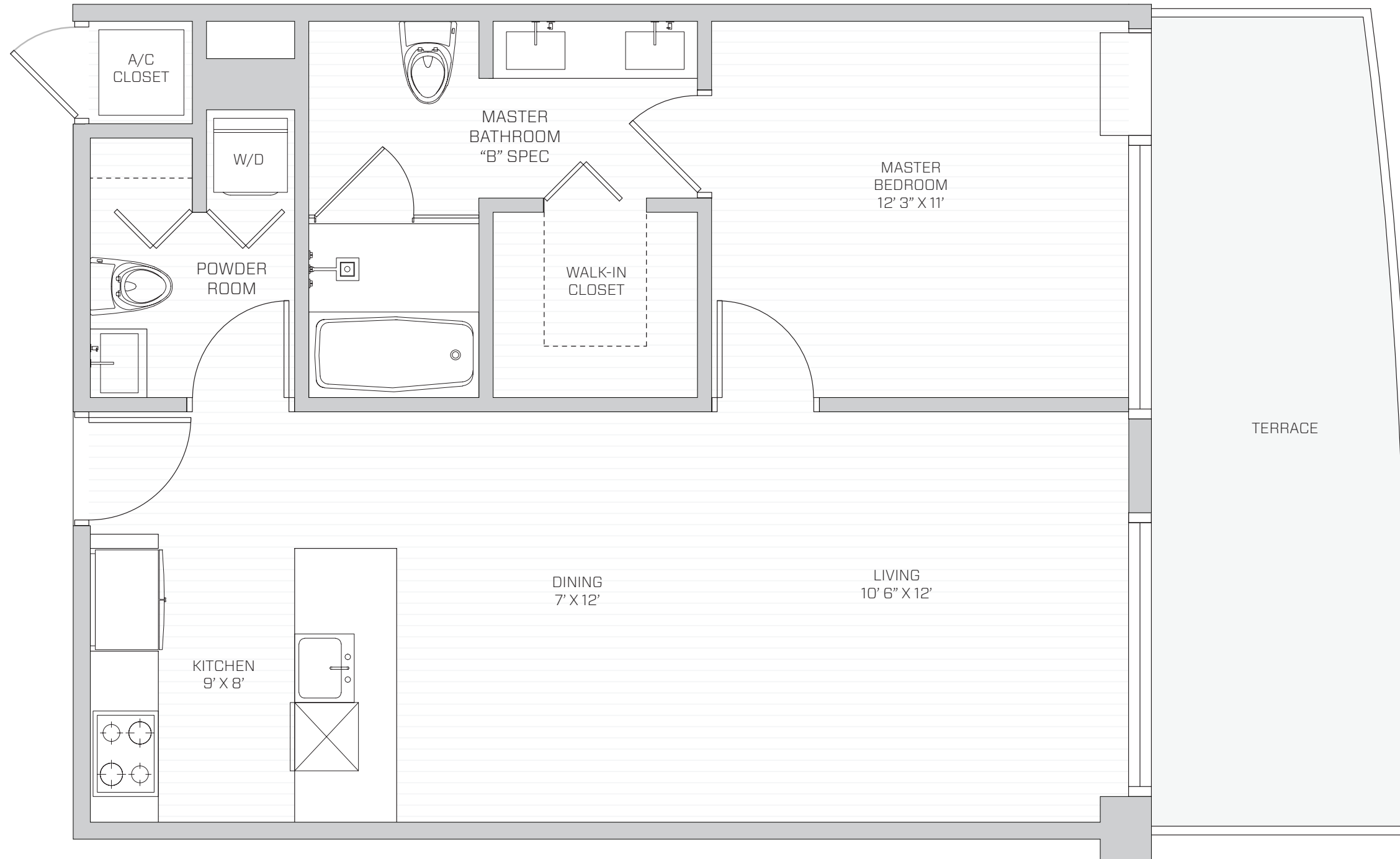


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# UNIT

**M - 04**

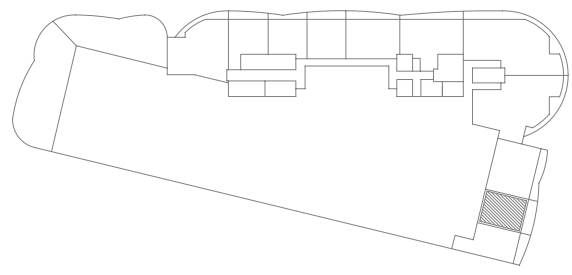
1B & 1.5



**AC**  
757 SQ. FT.  
70 SQ. MT.

**BALCONY**  
232/177 SQ. FT.  
22/17 SQ. MT.

**TOTAL AREA**  
989/934 SQ. FT.  
92/87 SQ. MT.



BISCAYNE BAY

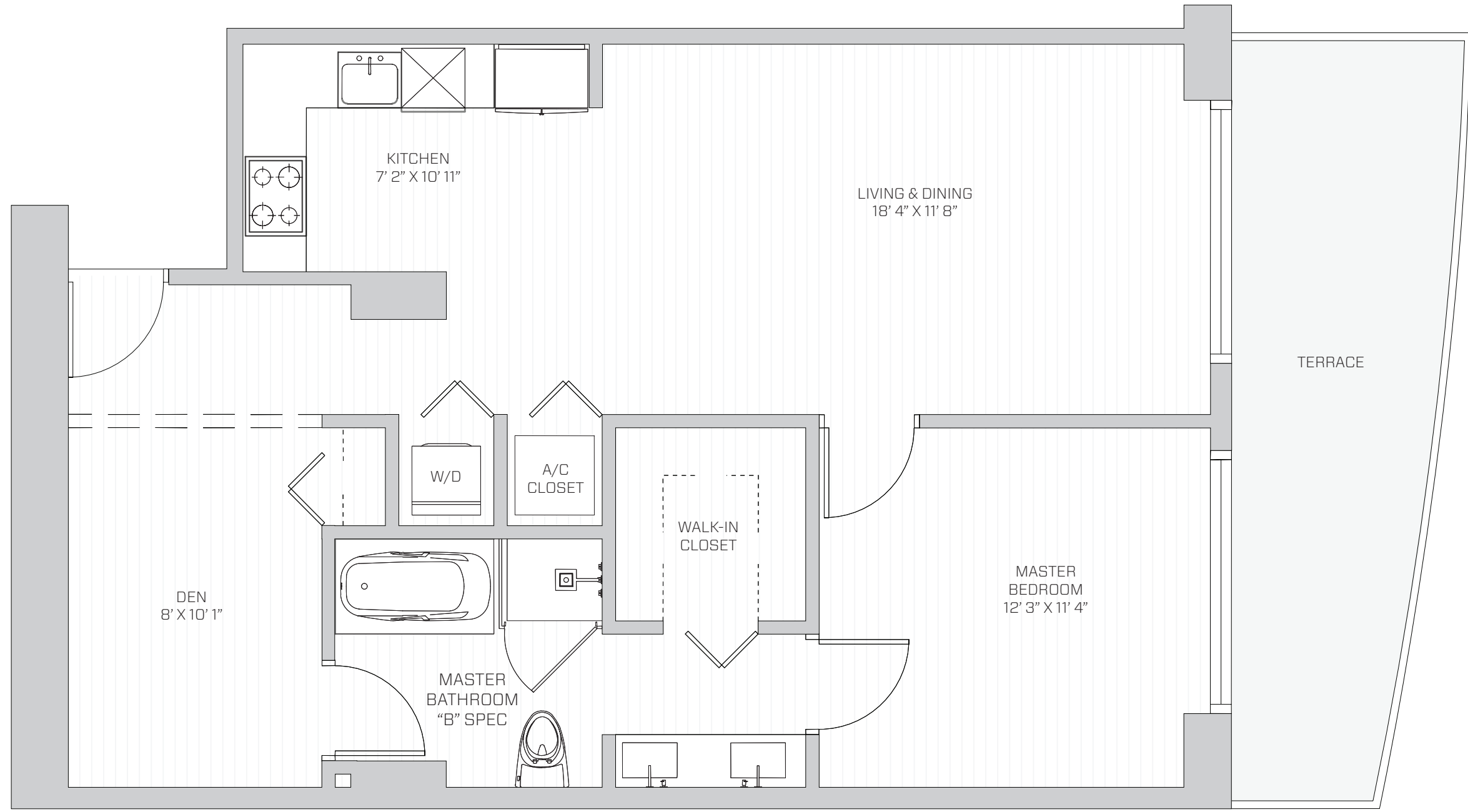
**ARIA**  
ON THE BAY  
MIAMI

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# UNIT

**S - 02**

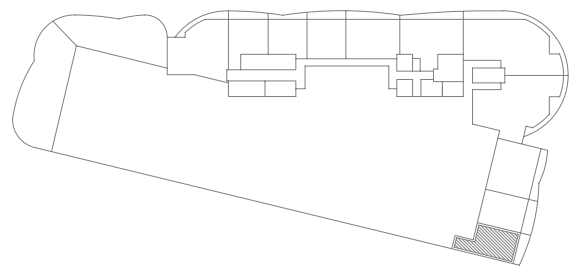
1B & 1.5



**AC**  
798 SQ. FT.  
74 SQ. MT.

**BALCONY**  
175/168 SQ. FT.  
17/16 SQ. MT.

**TOTAL AREA**  
973/966 SQ. FT.  
91/90 SQ. MT.



BISCAYNE BAY

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# UNIT

**R - 00**

3B & 3



**AC**

1,681 SQ. FT.

156 SQ. MT.

**BALCONY**

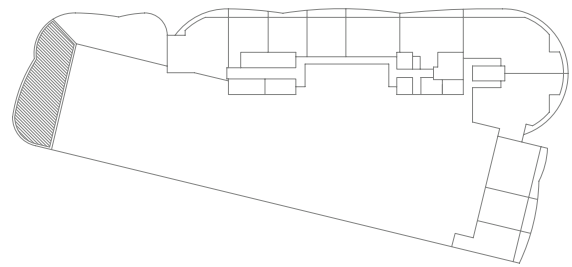
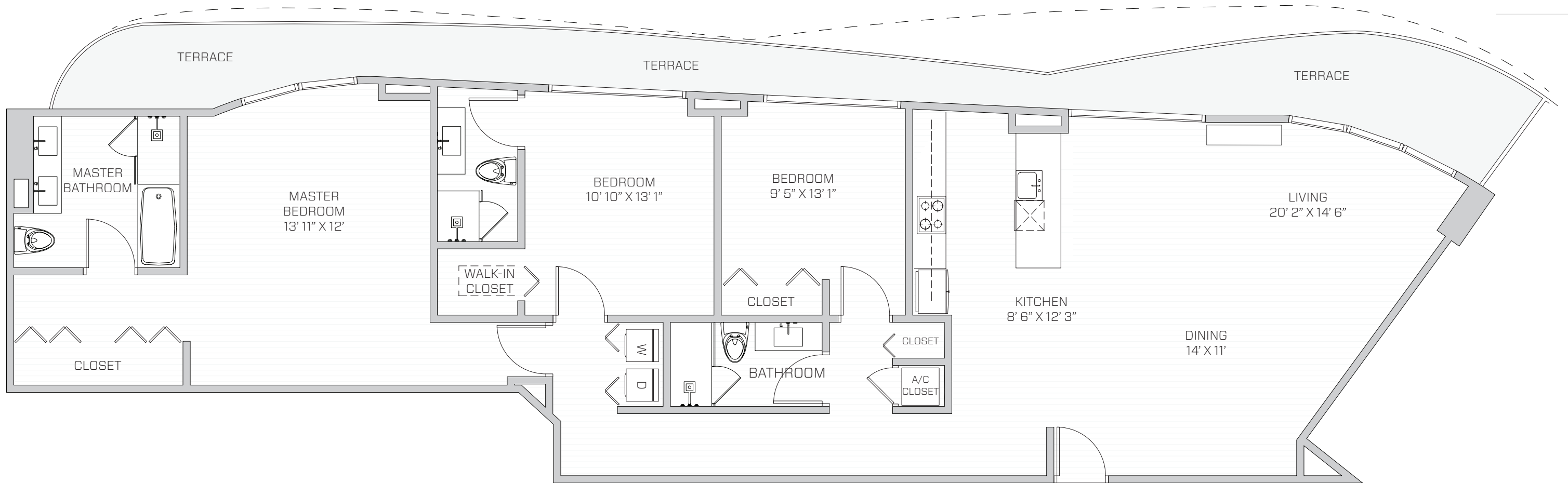
398/338 SQ. FT.

37/32 SQ. MT.

**TOTAL AREA**

2,079/2,019 SQ. FT.

193/188 SQ. MT.



BISCAYNE BAY

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# UNIT

## H - 17

2B & 2.5



### AC

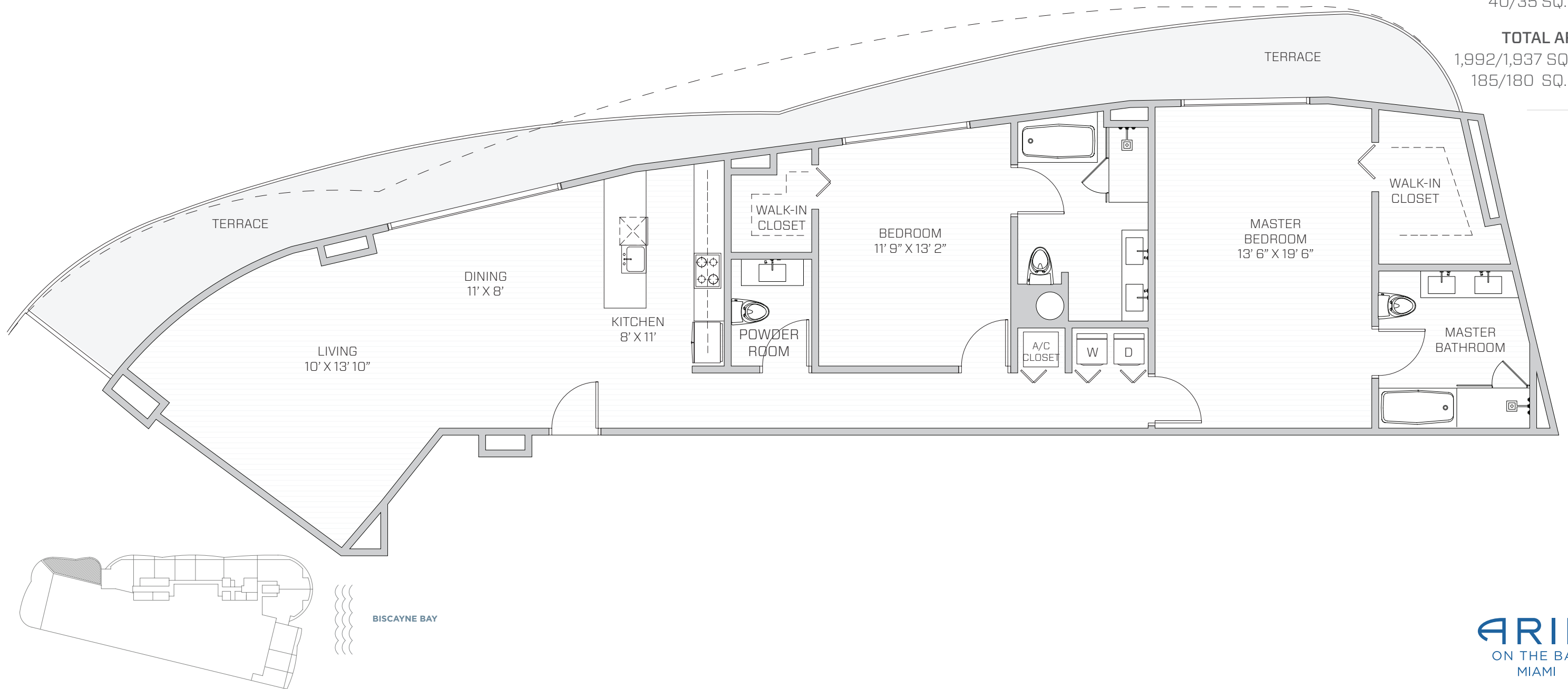
1,565 SQ. FT.  
145 SQ. MT.

### BALCONY

427/372 SQ. FT.  
40/35 SQ. MT.

### TOTAL AREA

1,992/1,937 SQ. FT.  
185/180 SQ. MT.



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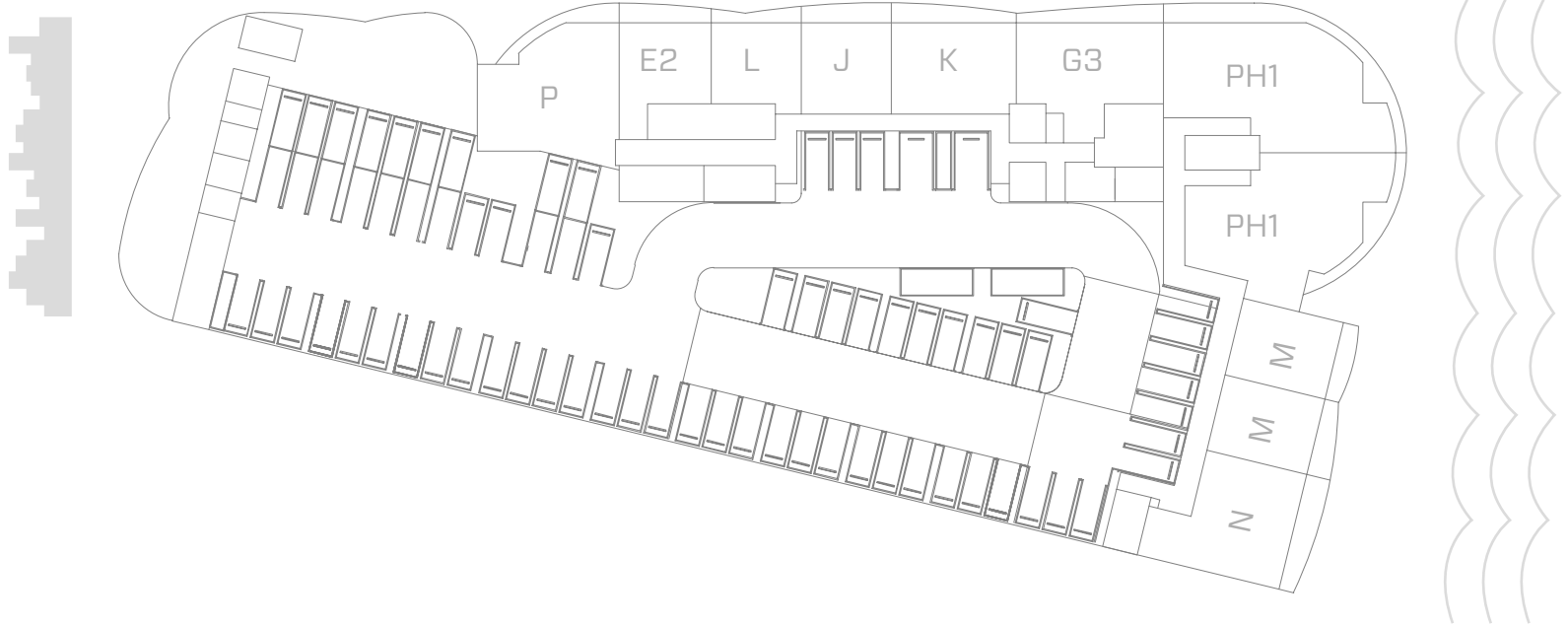
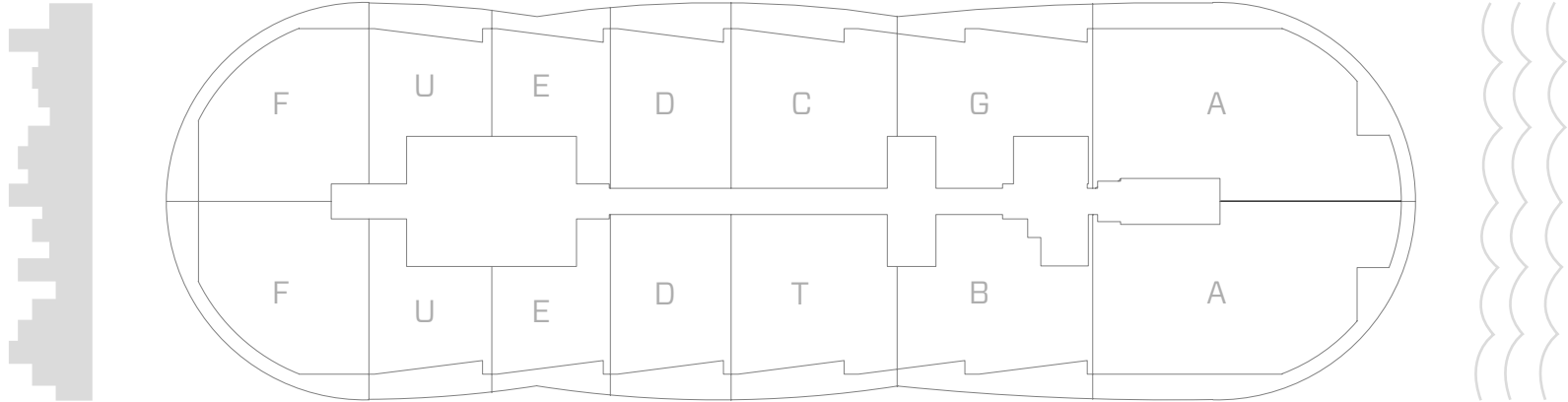
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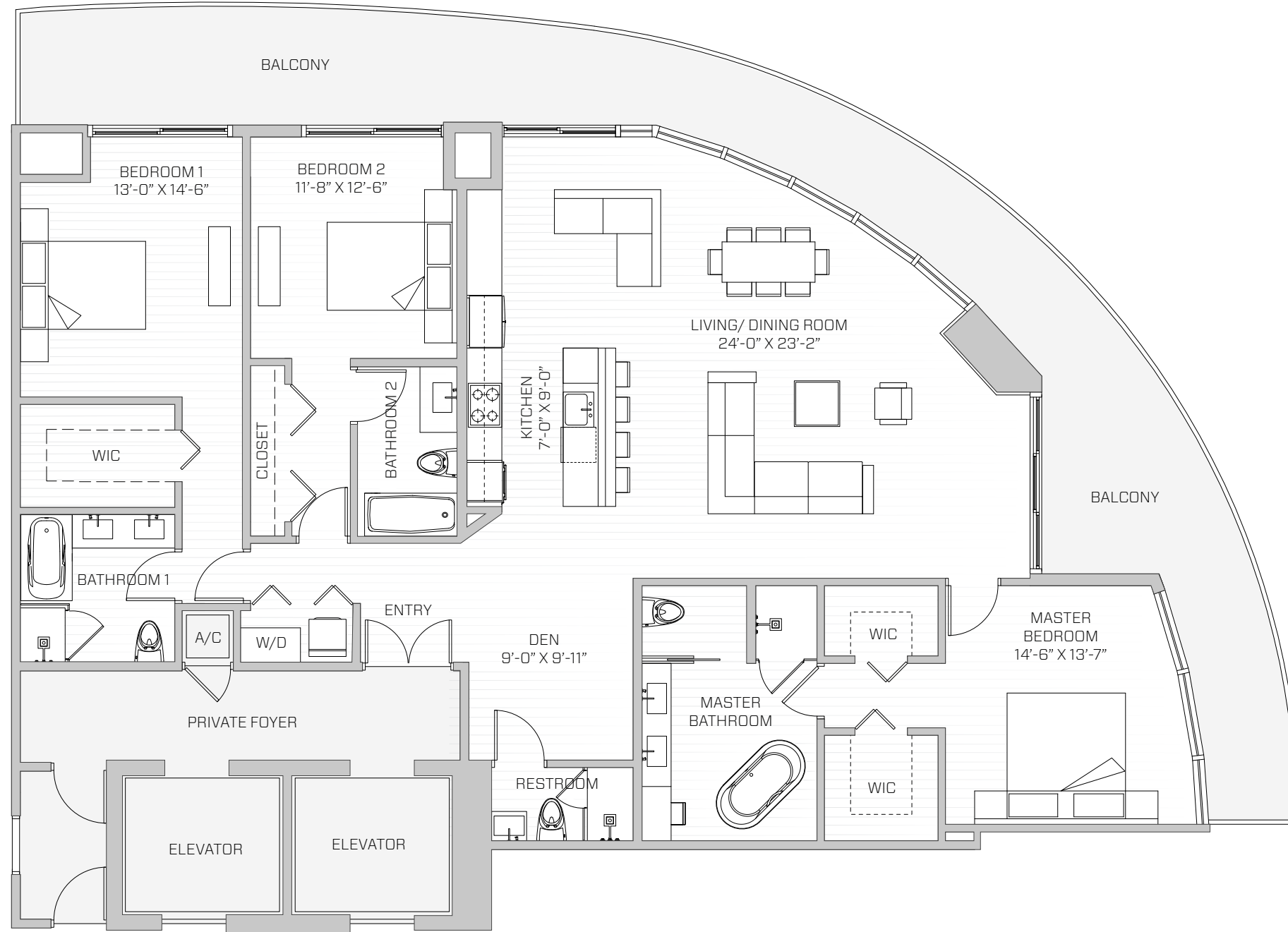
FLOORPLANS

Tower Floorplans

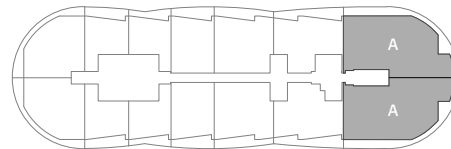








**UNIT A**  
3 Bed / 4 Bath + Den

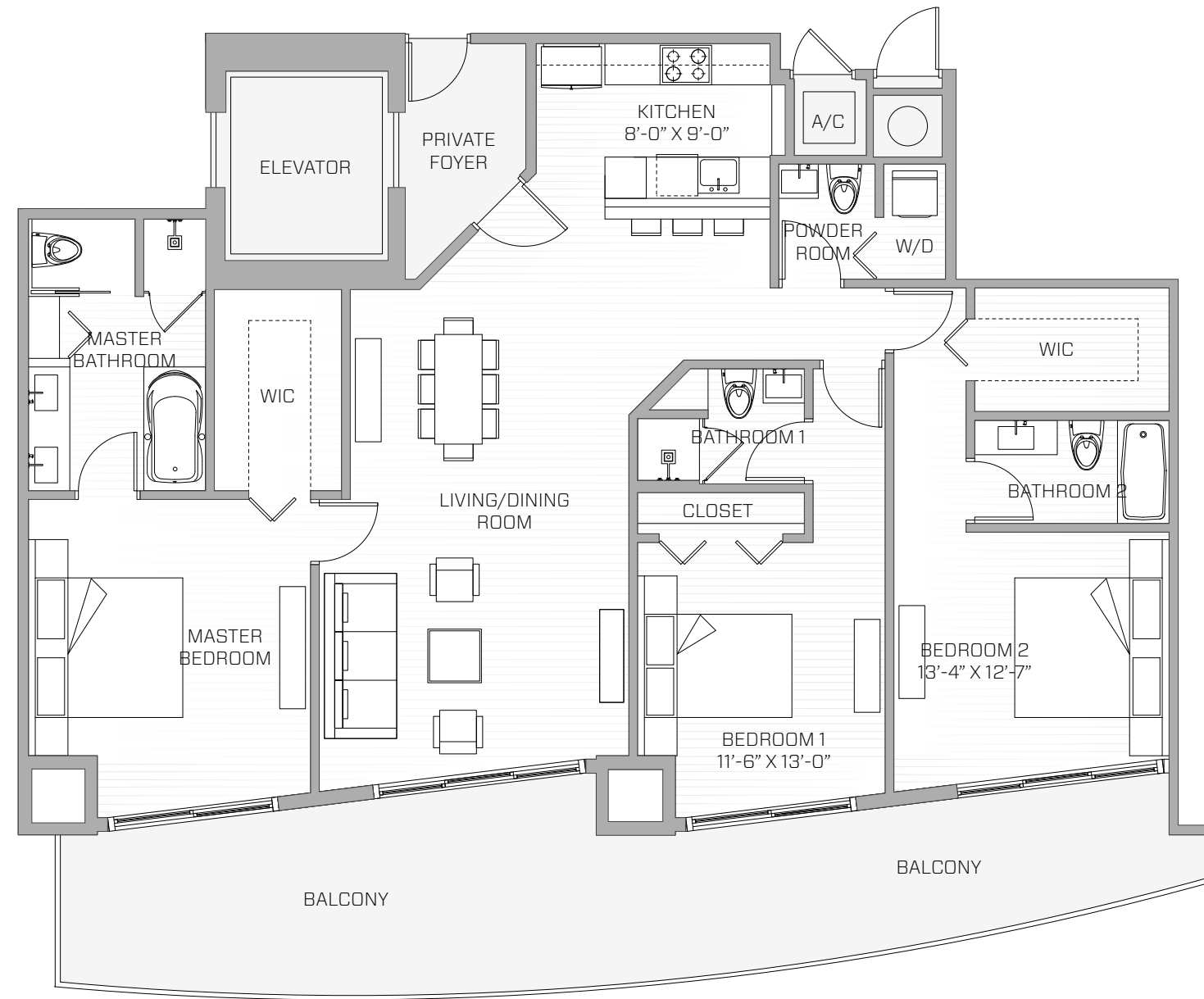


**AC**  
2,365 SQ. FT.  
220 SQ. MT.

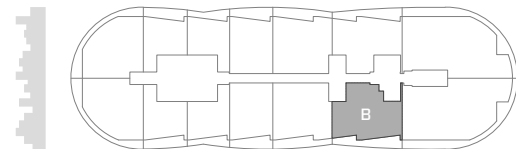
**BALCONY**  
670 SQ. FT.  
62 SQ. MT.

**TOTAL AREA**  
3,035 SQ. FT.  
282 SQ. MT.

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**UNIT B**  
3 Bed / 3.5 Bath

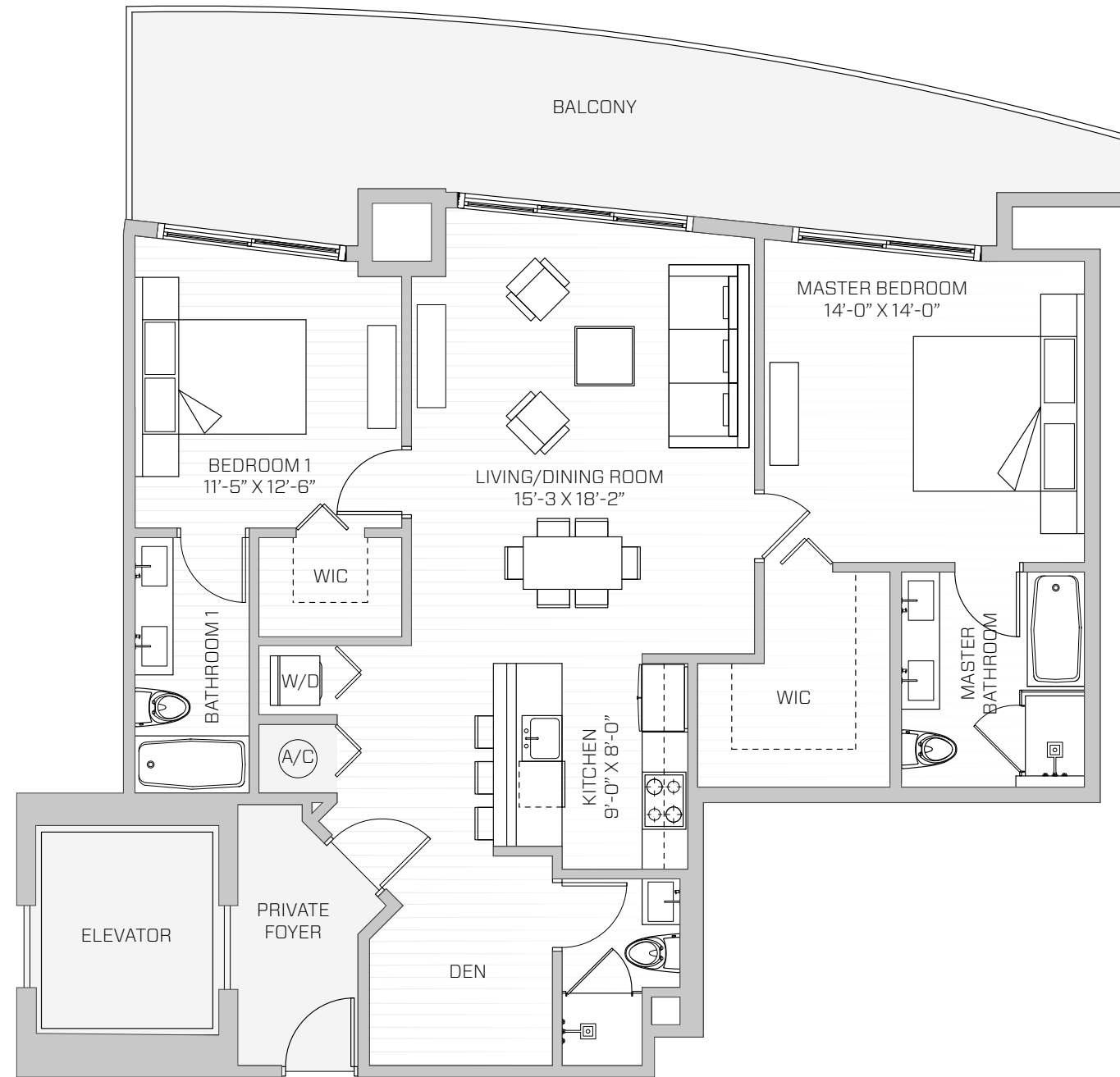


**AC**  
1,819 SQ. FT.  
169 SQ. MT.

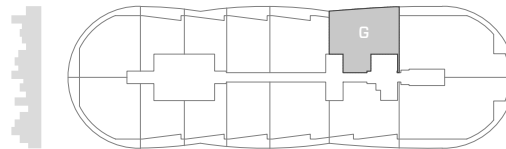
**BALCONY**  
321 SQ. FT.  
30 SQ. MT.

**TOTAL AREA**  
2,140 SQ. FT.  
199 SQ. MT.

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**UNIT G**  
2 Bed / 3 Bath + Den

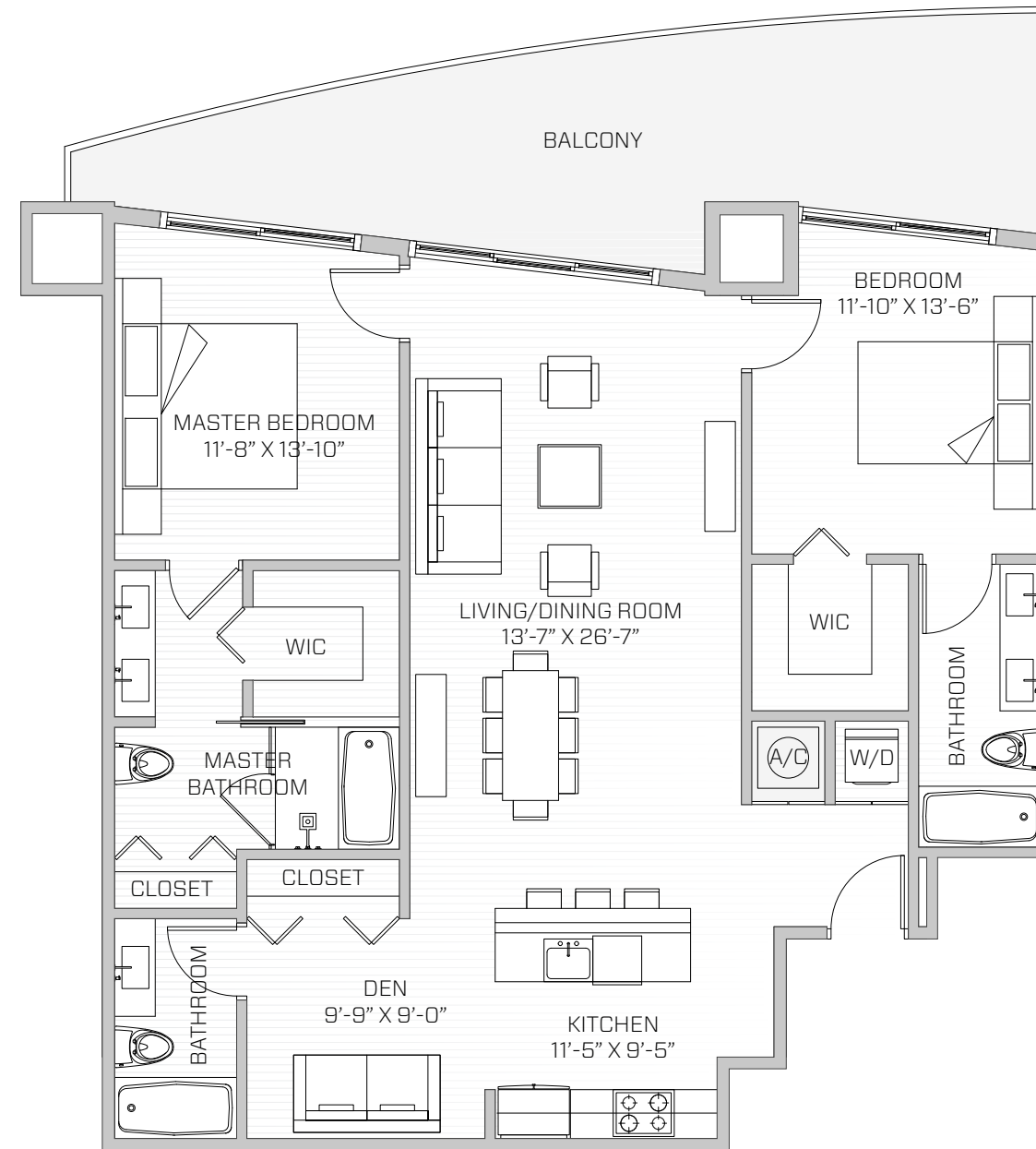


**AC**  
1,371 SQ. FT.  
127 SQ. MT.

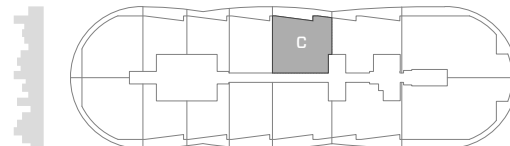
**BALCONY**  
325 SQ. FT.  
30 SQ. MT.

**TOTAL AREA**  
1,696 SQ. FT.  
157 SQ. MT.

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**UNIT C**  
2 Bed / 3 Bath + Den

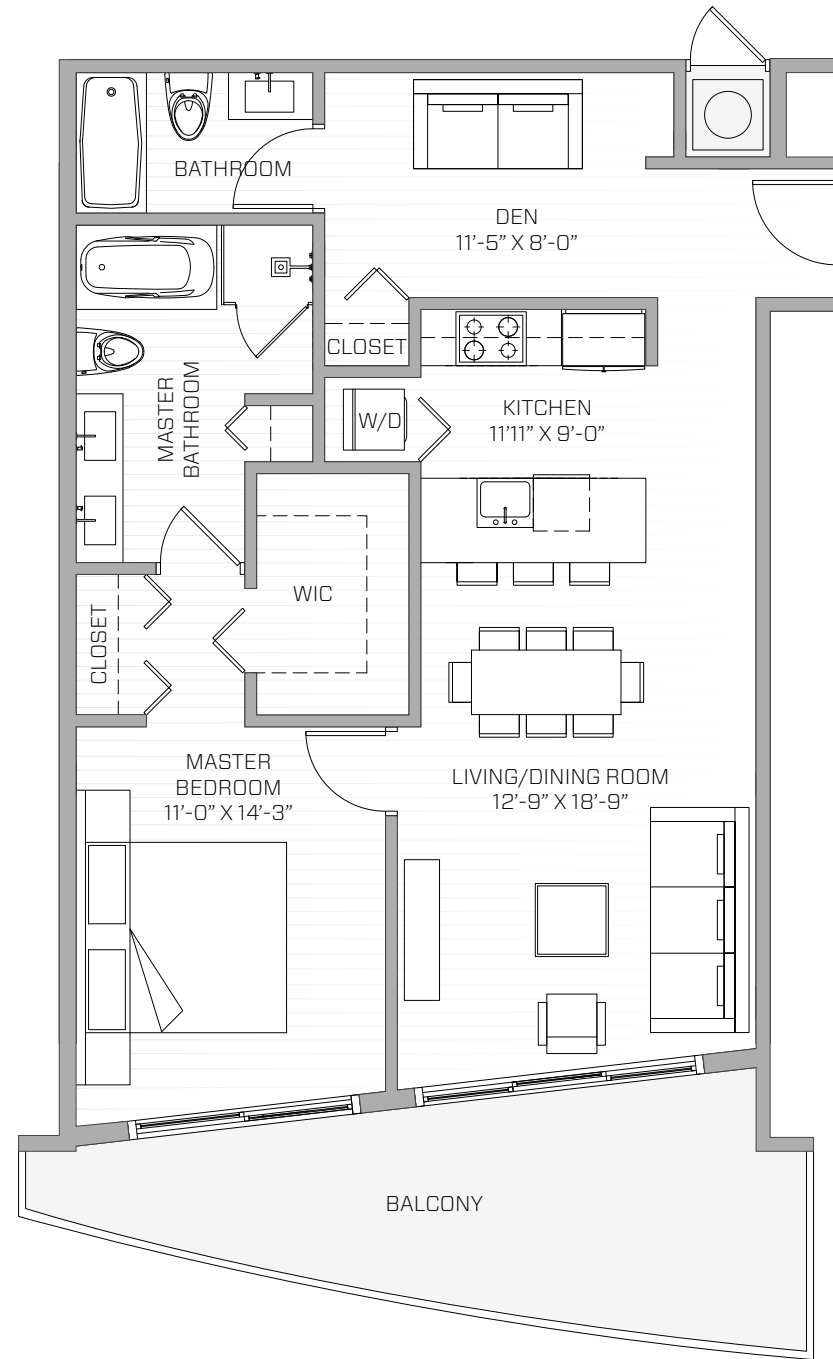


**AC**  
1,394 SQ. FT.  
129 SQ. MT.

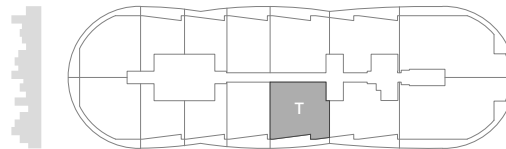
**BALCONY**  
340 SQ. FT.  
32 SQ. MT.

**TOTAL AREA**  
1,734 SQ. FT.  
161 SQ. MT.

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**UNIT T**  
1 Bed / 2 Bath + Den

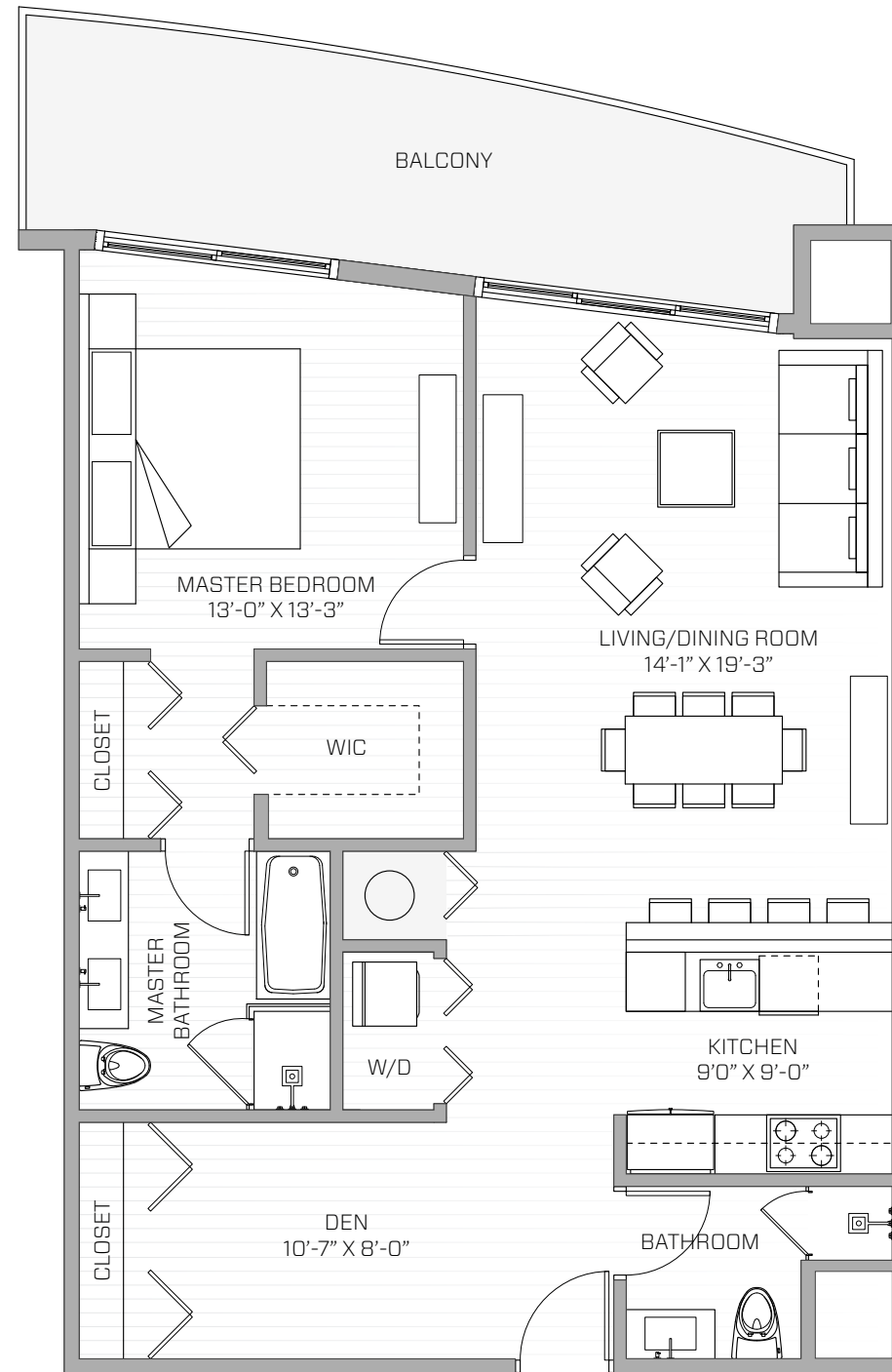


**AC**  
1,000 SQ. FT.  
93 SQ. MT.

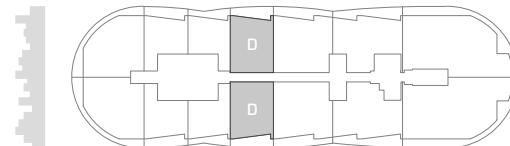
**BALCONY**  
340 SQ. FT.  
32 SQ. MT.

**TOTAL AREA**  
1,340 SQ. FT.  
124 SQ. MT.

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**UNIT D**  
1 Bed / 2 Bath + Den

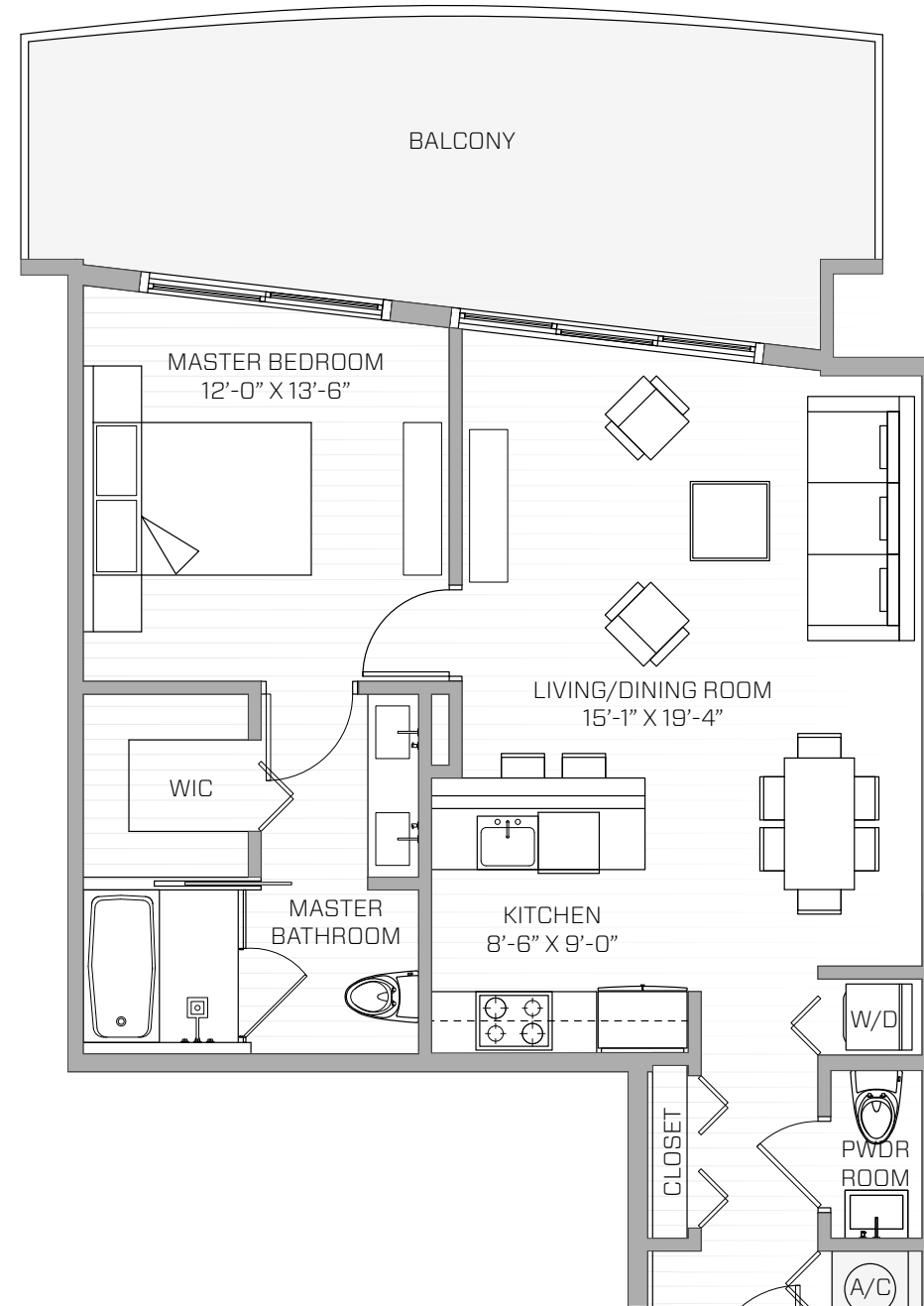


**AC**  
1,038 SQ. FT.  
96 SQ. MT.

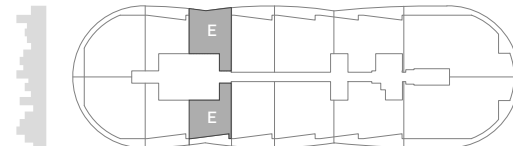
**BALCONY**  
200 SQ. FT.  
19 SQ. MT.

**TOTAL AREA**  
1,238 SQ. FT.  
115 SQ. MT.

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**UNIT E**  
1 Bed / 1.5 Bath



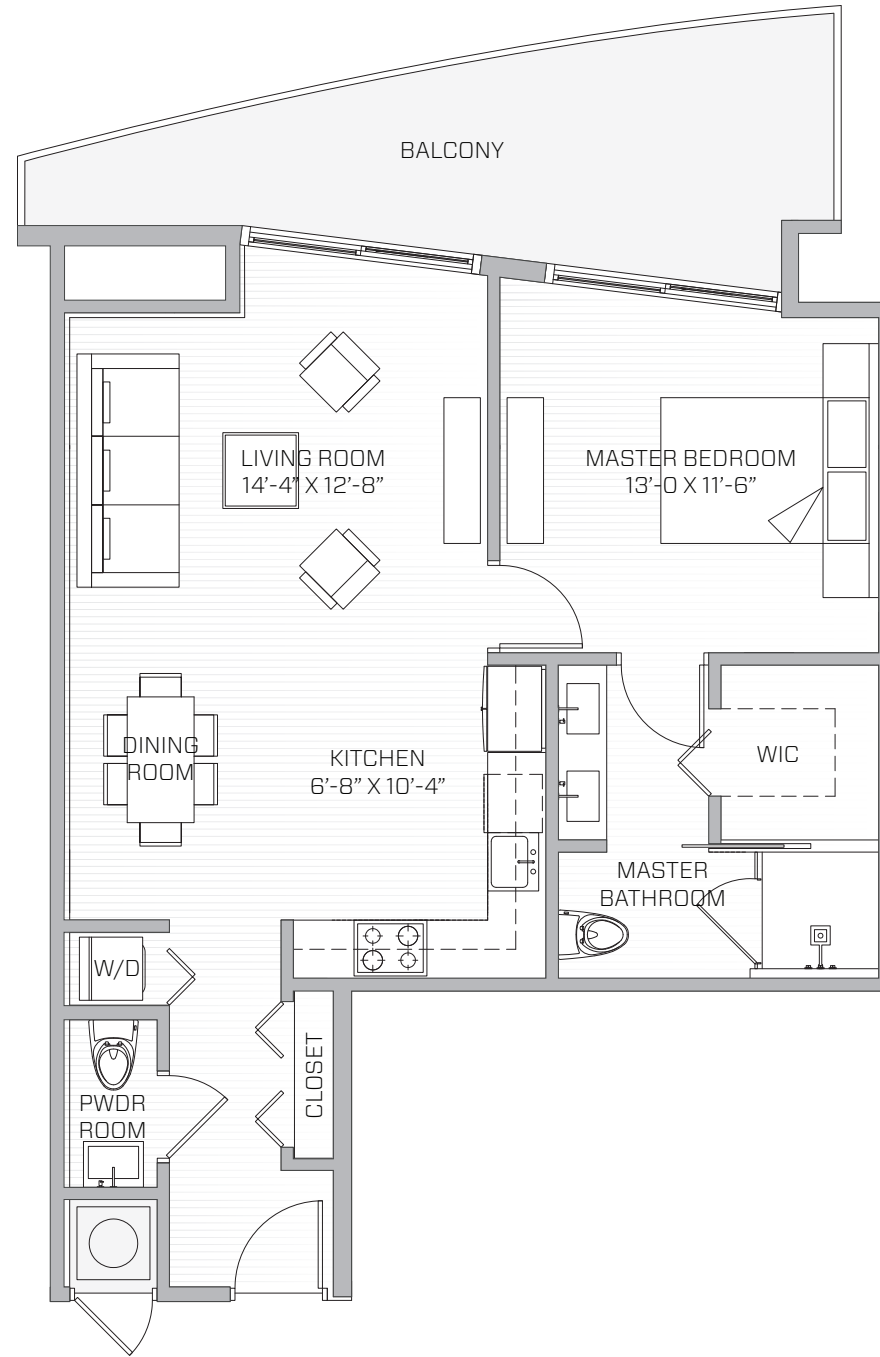
**AC**  
813 SQ. FT.  
75 SQ. MT.

**BALCONY**  
280 SQ. FT.  
26 SQ. MT.

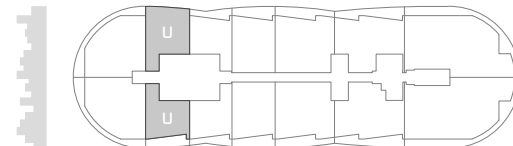
**TOTAL AREA**  
1,093 SQ. FT.  
101 SQ. MT.

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**UNIT U**  
1 Bed / 1.5 Bath

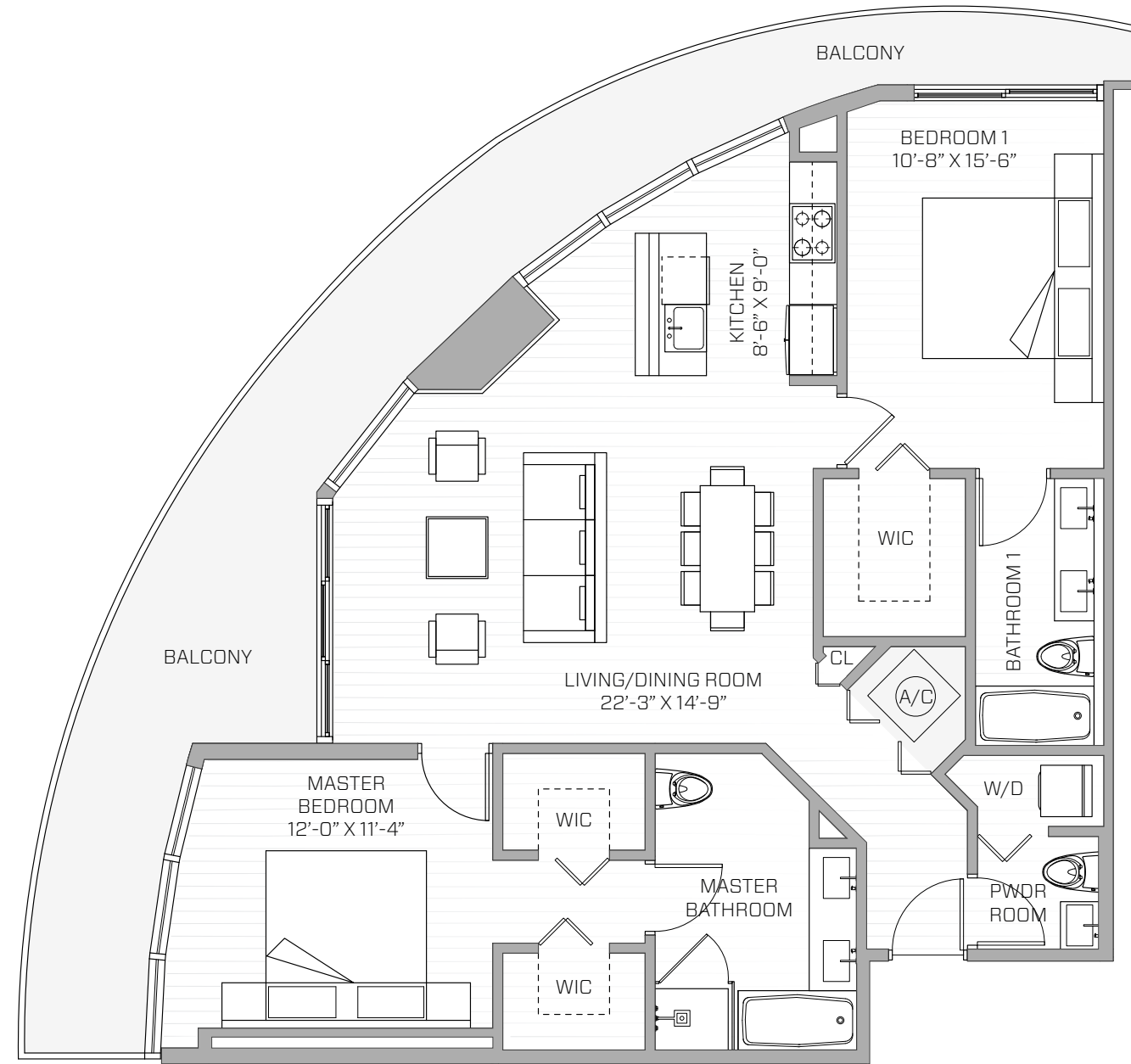


**AC**  
880 SQ. FT.  
82 SQ. MT.

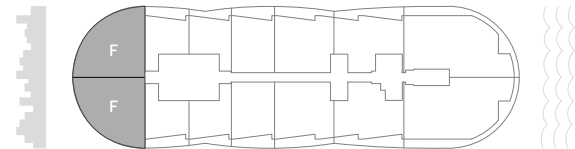
**BALCONY**  
280 SQ. FT.  
26 SQ. MT.

**TOTAL AREA**  
1,160 SQ. FT.  
107 SQ. MT.

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**UNIT F**  
2 Bed / 2.5 Bath



**AC**  
1,306 SQ. FT.  
121 SQ. MT.

**BALCONY**  
442 SQ. FT.  
41 SQ. MT.

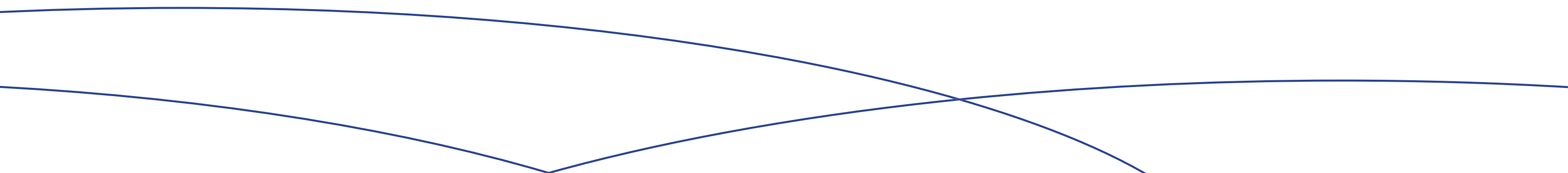
**TOTAL AREA**  
1,748 SQ. FT.  
162 SQ. MT.

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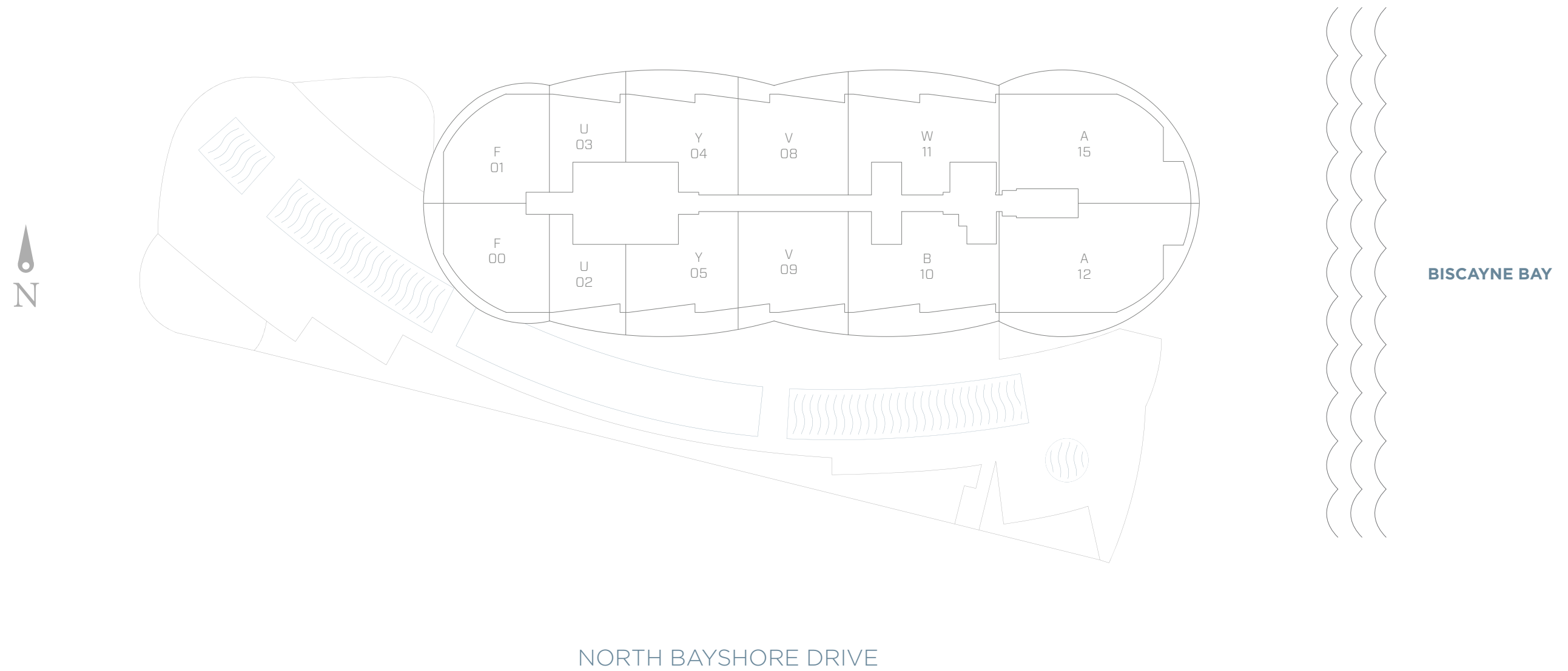
ARIA  
ON THE BAY  
MIAMI

PENTHOUSES  
FLOORPLANS



# KEY PLAN

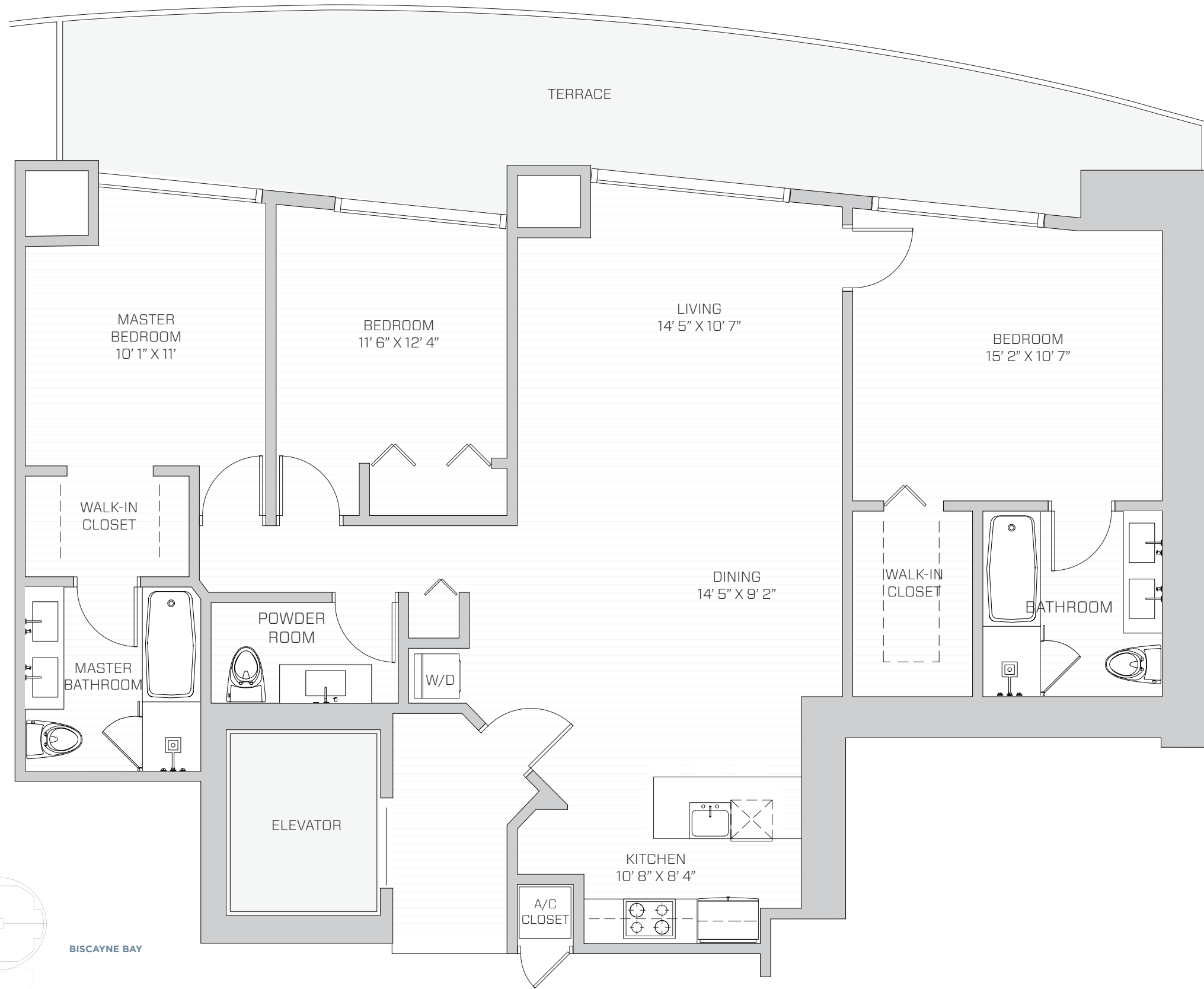
LEVEL 48 - 51



# UNIT

W - 11

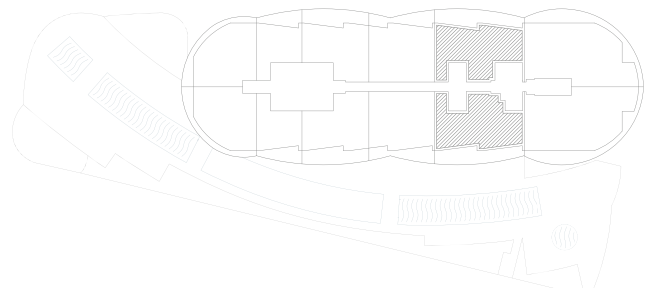
3B & 3



**AC**  
1,763 SQ. FT.  
164 SQ. MT.

**BALCONY**  
277 SQ. FT.  
26 SQ. MT.

**TOTAL AREA**  
2,040 SQ. FT.  
190 SQ. MT.



BISCAYNE BAY

**ARIA**  
ON THE BAY  
MIAMI

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# UNIT

V - 08 & 09

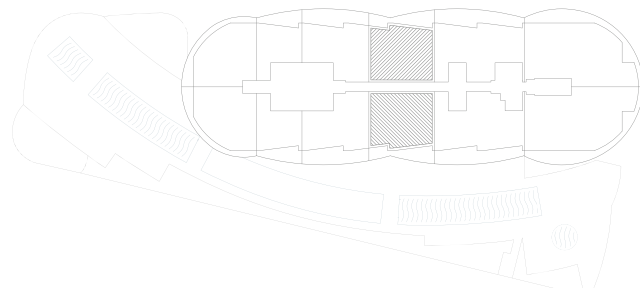
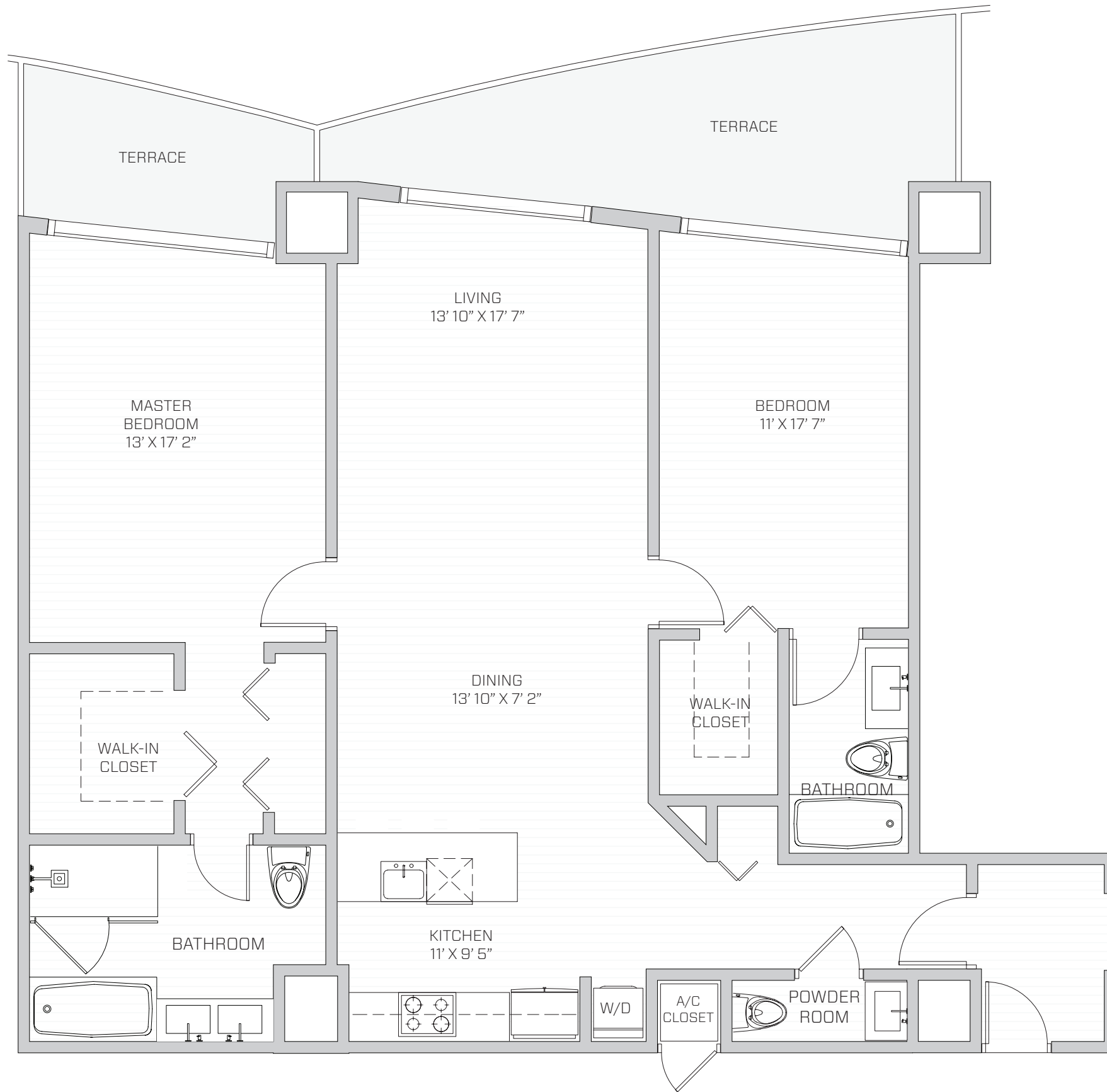
2B & 2.5



**AC**  
1,539 SQ. FT.  
143 SQ. MT.

**BALCONY**  
310 SQ. FT.  
29 SQ. MT.

**TOTAL AREA**  
1,849 SQ. FT.  
172 SQ. MT.

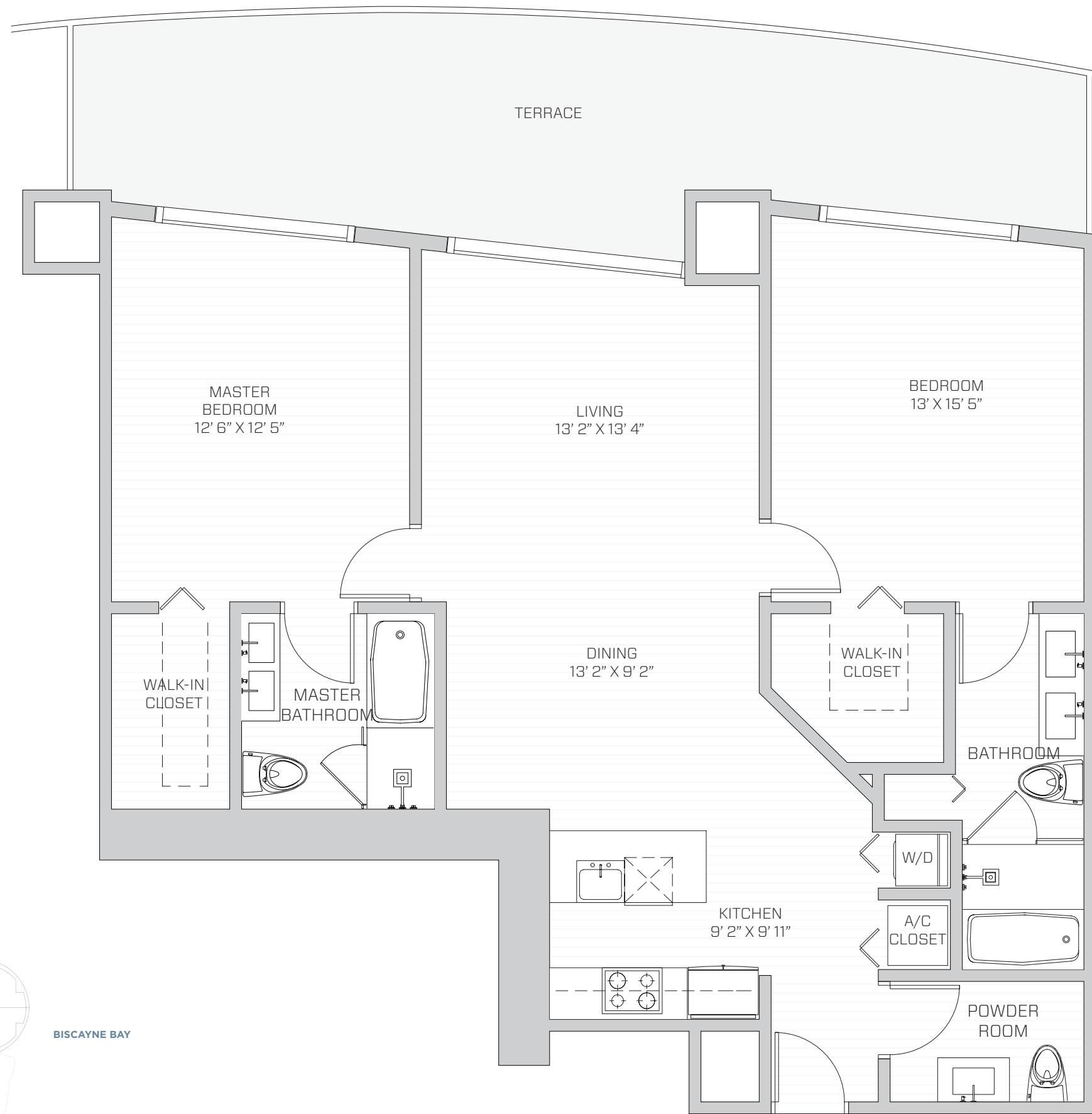


BISCAYNE BAY

**ARIA**  
ON THE BAY  
MIAMI

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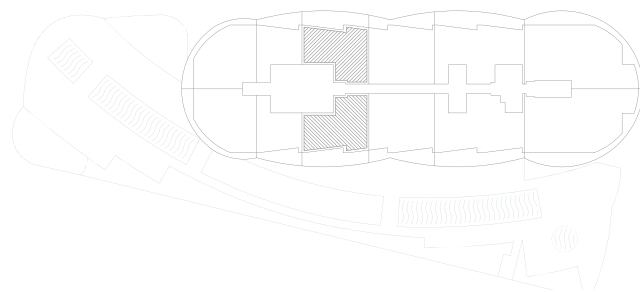
UNIT  
**Y - 04 & 05**  
 2B & 2.5



**AC**  
 1,322 SQ. FT.  
 123 SQ. MT.

**BALCONY**  
 316 SQ. FT.  
 29 SQ. MT.

**TOTAL AREA**  
 1,638 SQ. FT.  
 152 SQ. MT.



BISCAYNE BAY



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# UNIT

PH - 00/01 LVL - 1

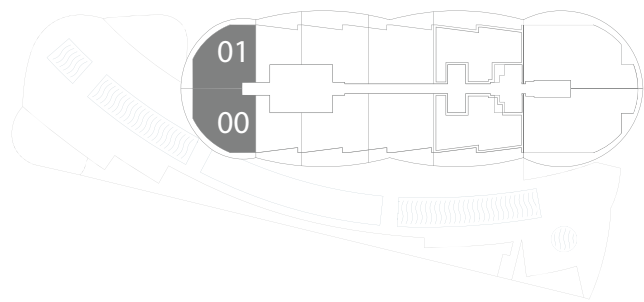
3B & 3.5+D



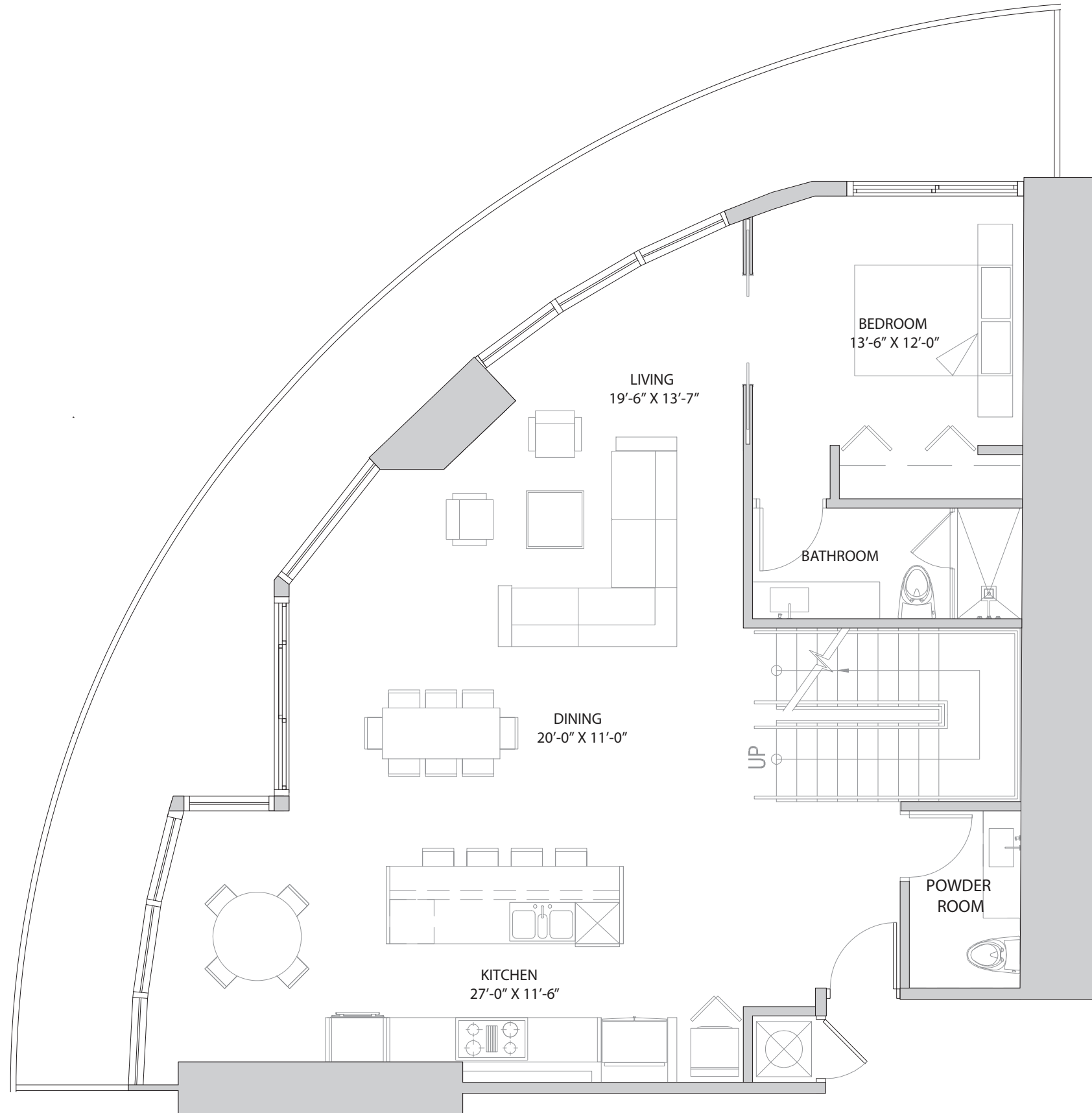
AC  
1,316 SQ. FT.  
226 SQ. MT.

BALCONY  
412 SQ. FT.  
38 SQ. MT.


TOTAL AREA  
1,728 SQ. FT.  
161 SQ. MT.



BISCAYNE BAY



**ARIA**  
ON THE BAY  
MIAMI

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# UNIT

PH - 00/01 LVL - 2

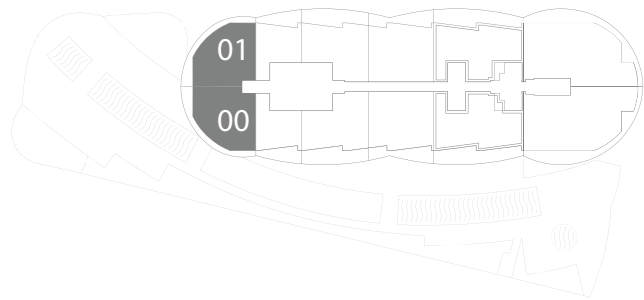
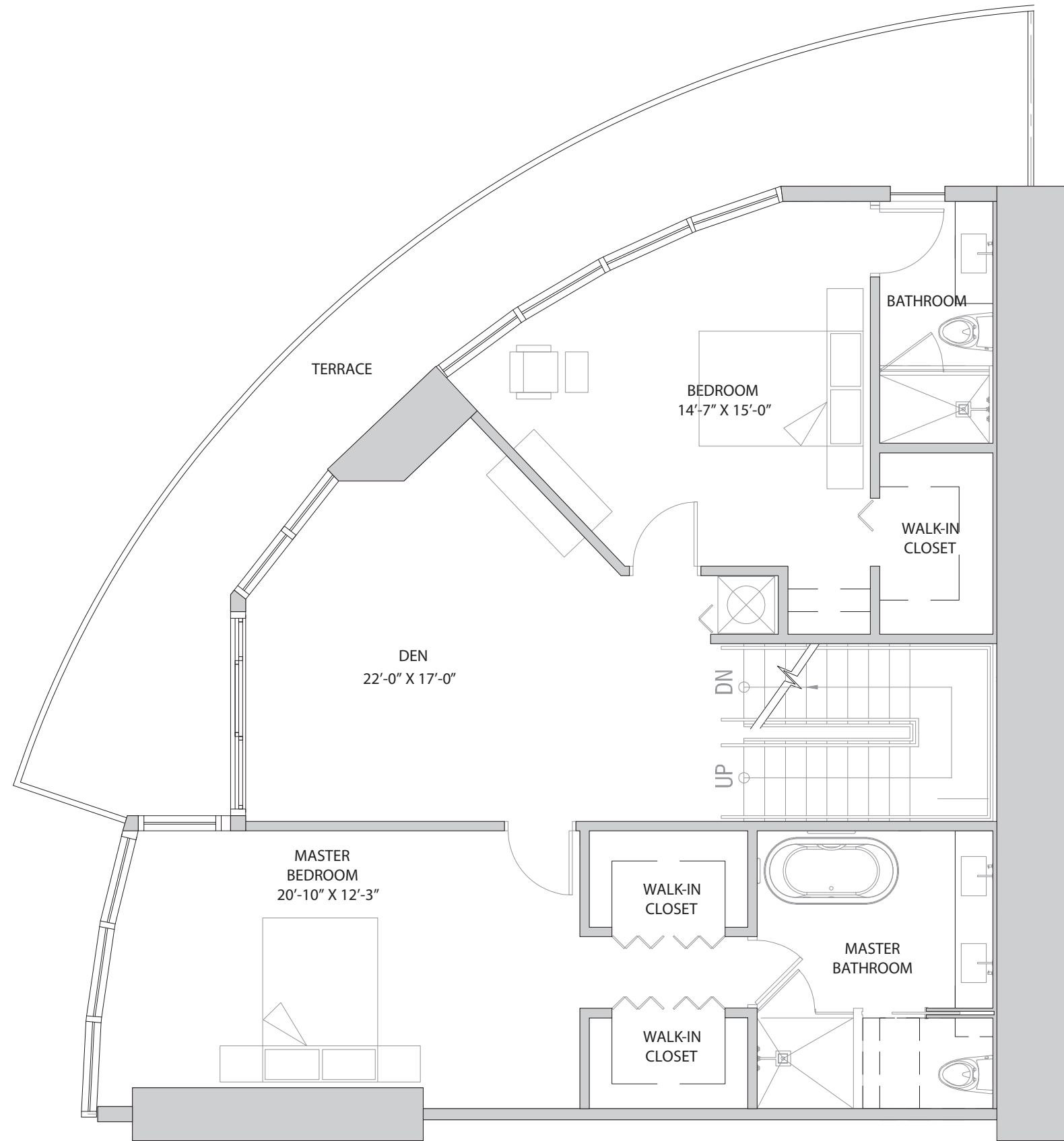
3B & 3.5+D



AC  
1,358 SQ. FT.  
126SQ. MT.

BALCONY  
338 SQ. FT.  
31 SQ. MT.

TOTAL AREA  
1,696 SQ. FT.  
158 SQ. MT.



BISCAYNE BAY



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# UNIT

PH - 00/01 LVL - 3

3B & 3.5+D

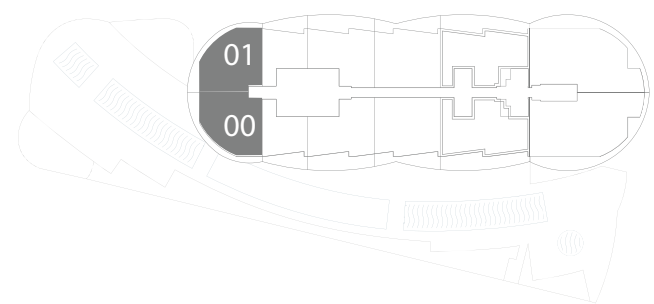


TERRACE  
1,498 SQ. FT.  
139 SQ. MT.

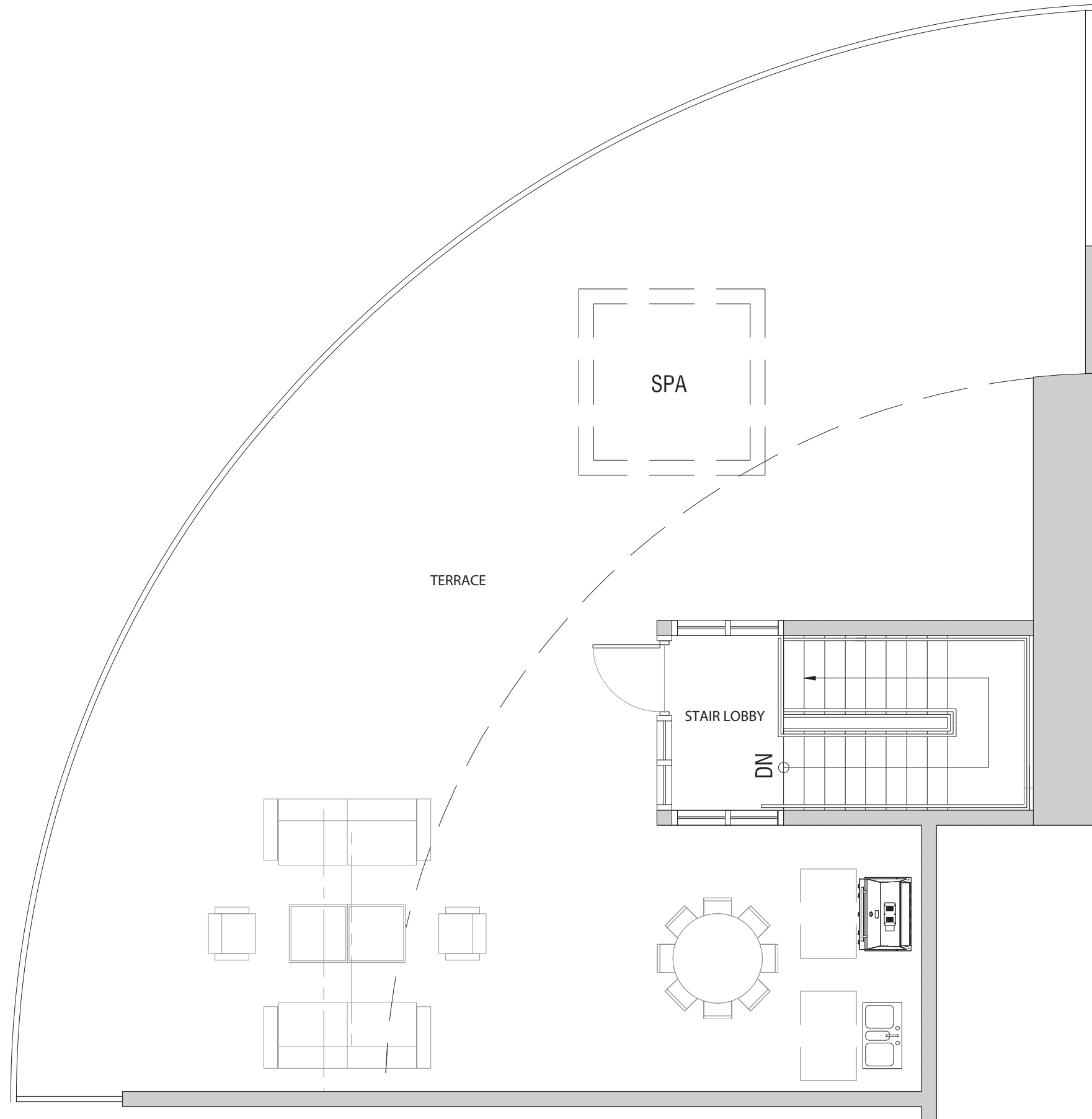
TOTAL AREAS-LVLS.1,2,3

A/C  
2,674 SQ. FT.  
248 SQ. MT.

BALCONY AND TERRACE  
2,248 SQ. FT.  
209 SQ. MT.



BISCAYNE BAY



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**ARIA**  
ON THE BAY  
MIAMI

# UNIT

PH - 12/15 LVL - 1

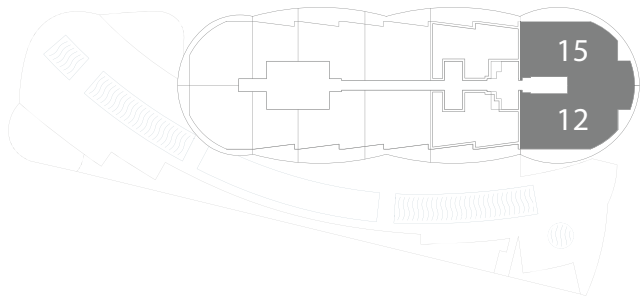
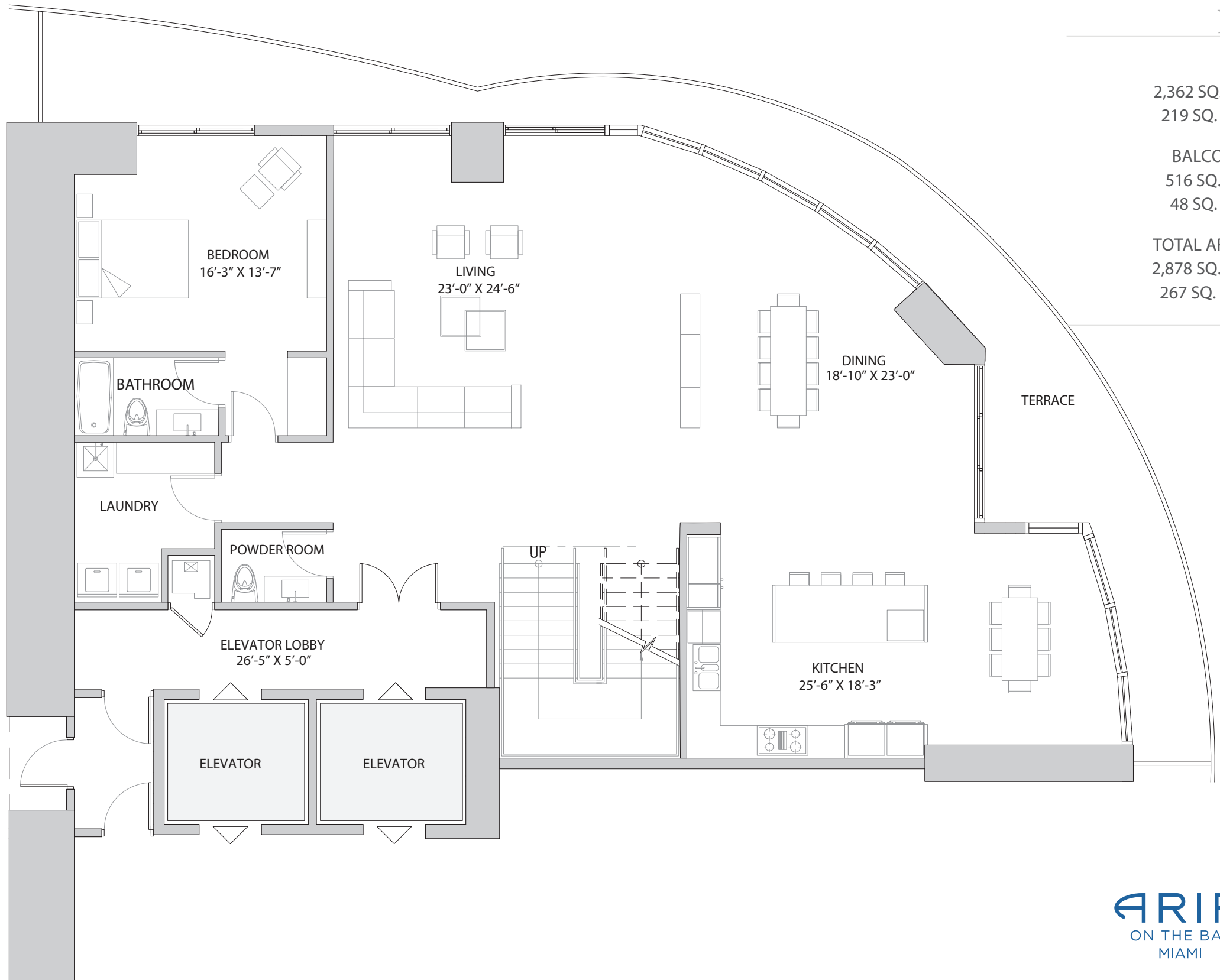
5B & 6.5+D



AC  
2,362 SQ. FT.  
219 SQ. MT.

BALCONY  
516 SQ. FT.  
48 SQ. MT.

TOTAL AREA  
2,878 SQ. FT.  
267 SQ. MT.



BISCAYNE BAY

**ARIA**  
ON THE BAY  
MIAMI

All dimensions are approximate and all floor plans and development plans are subject to change. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and in fact vary from the dimensions 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 all interior structural components and other common elements). This method used herein is generally found in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All square footages and dimensions are estimates which are based on preliminary plans and will vary with actual construction. This floor plan represents the typical floor plan for the residence type indicated and is provided for informational purposes only. The actual floor plan of the residence may differ. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications for the development.

# UNIT

PH - 12/15 LVL - 2

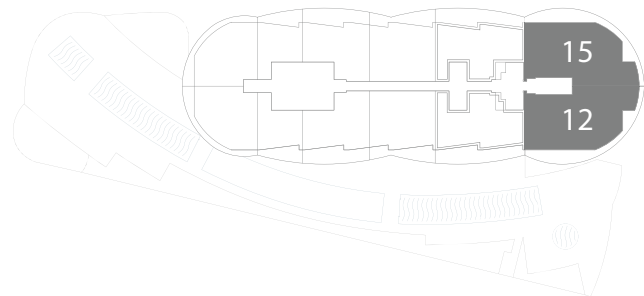
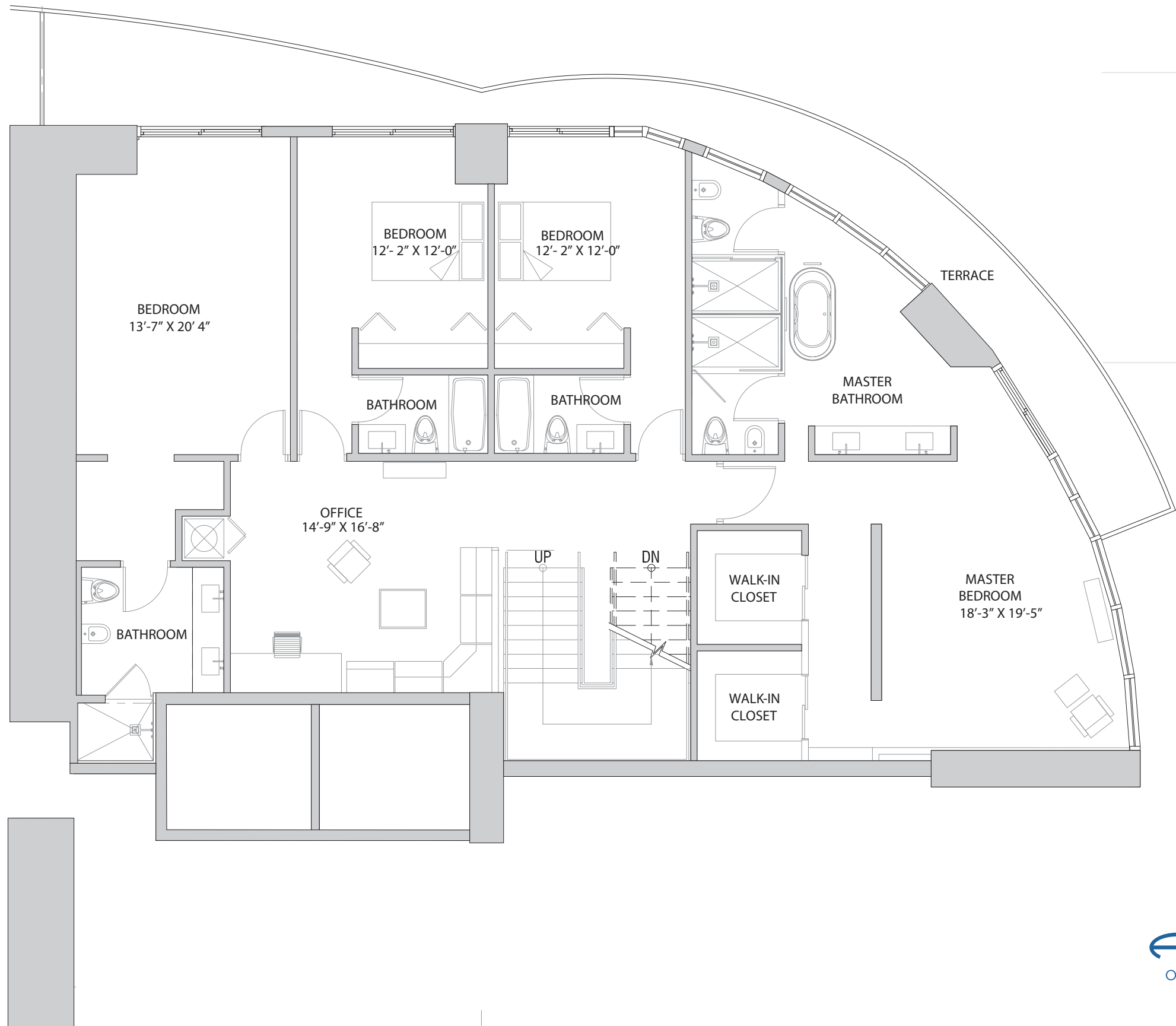
5B & 6.5+D



AC  
2,434 SQ. FT.  
226 SQ. MT.


BALCONY  
396 SQ. FT.  
37 SQ. MT.

TOTAL AREA  
2,830 SQ. FT.  
263 SQ. MT.



BISCAYNE BAY

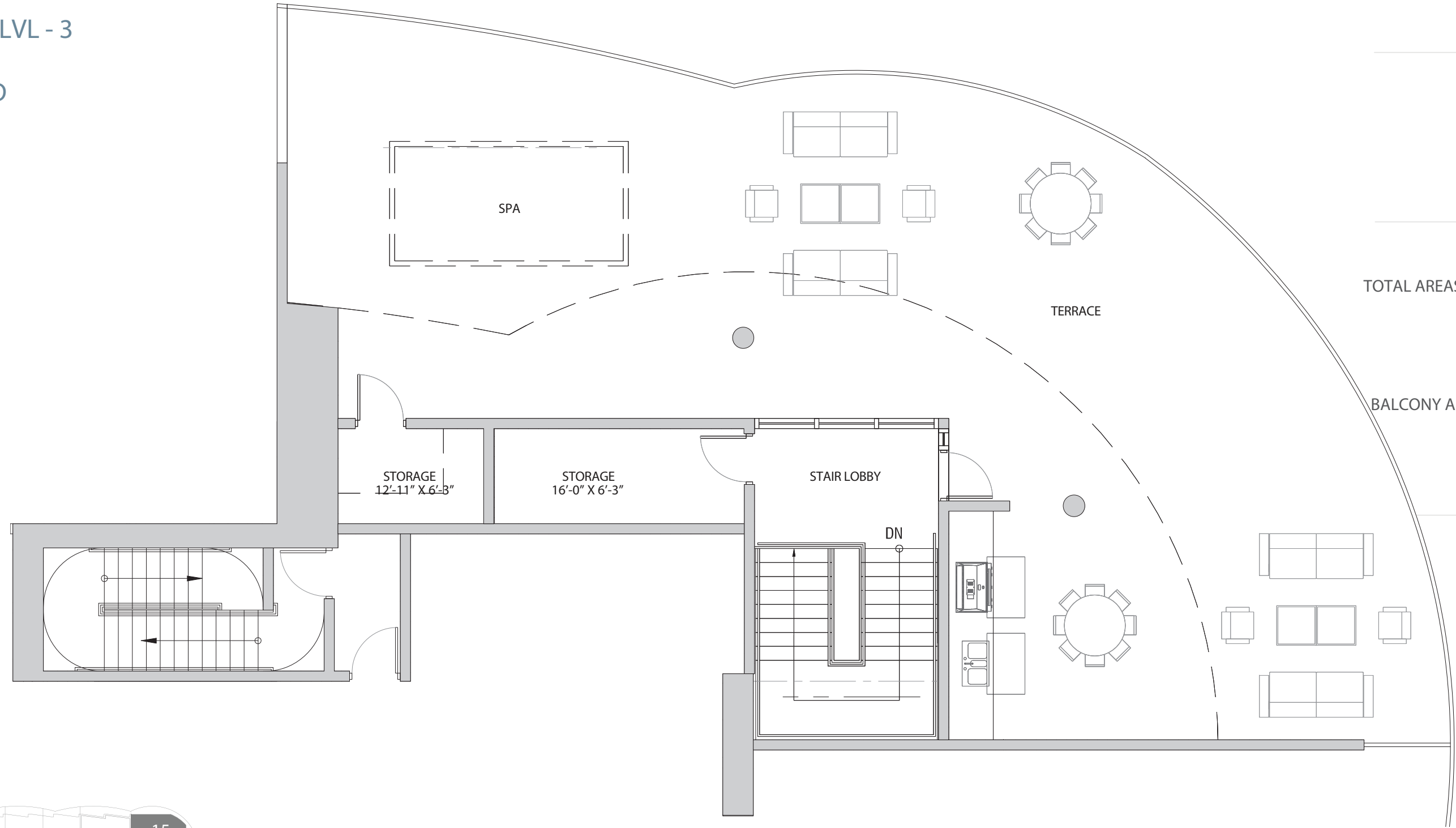
**ARIA**  
ON THE BAY  
MIAMI

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# UNIT

PH -12/15 LVL - 3

5B & 6.5+D



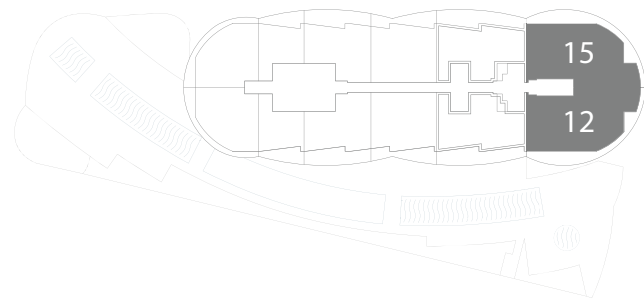
TERRACE  
2,090 SQ. FT.  
194 SQ. MT.

STORAGE  
181 SQ. FT.  
17 SQ. MT.

TOTAL AREAS-LVLS.1, 2, 3


A/C  
4,796 SQ. FT.  
446 SQ. MT.

BALCONY AND TERRACE  
3,002 SQ. FT.  
279 SQ. MT.



BISCAYNE BAY

**ARIA**  
ON THE BAY  
MIAMI

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