

# *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 WA;VE IN MIAMI LIVING

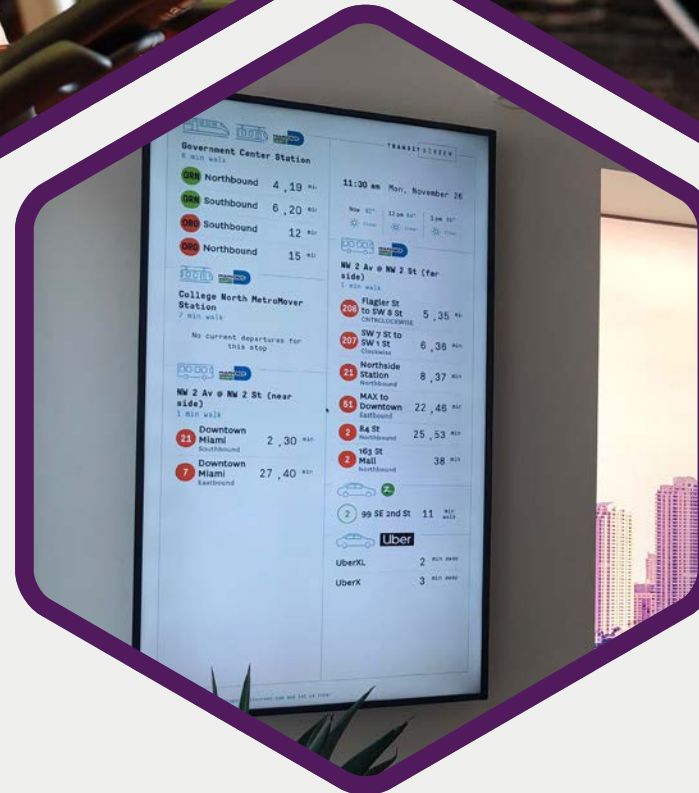




# MORE TIME ON YOUR SIDE

## 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



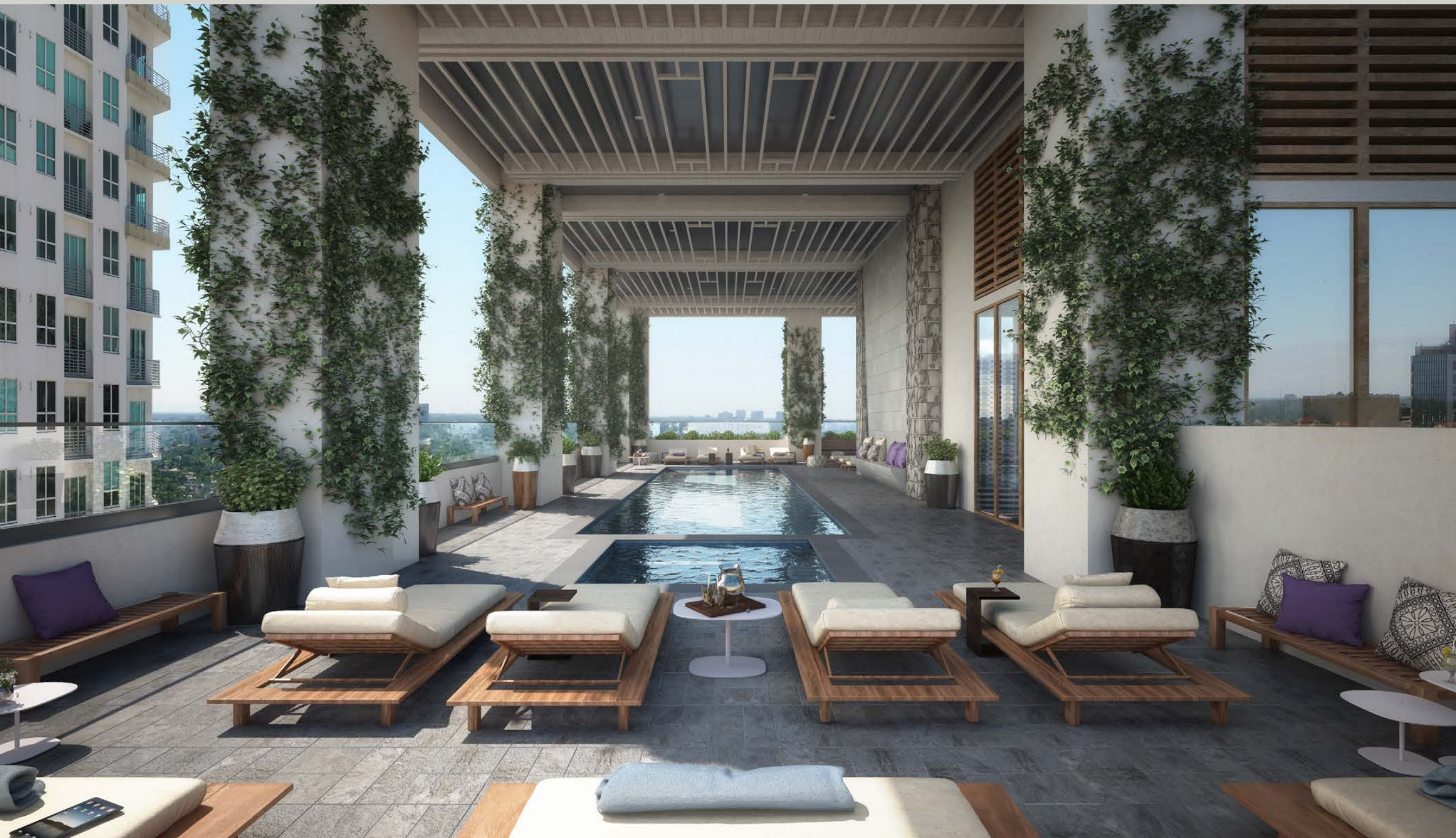


## DELUXE MUST-HAVES

- // 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







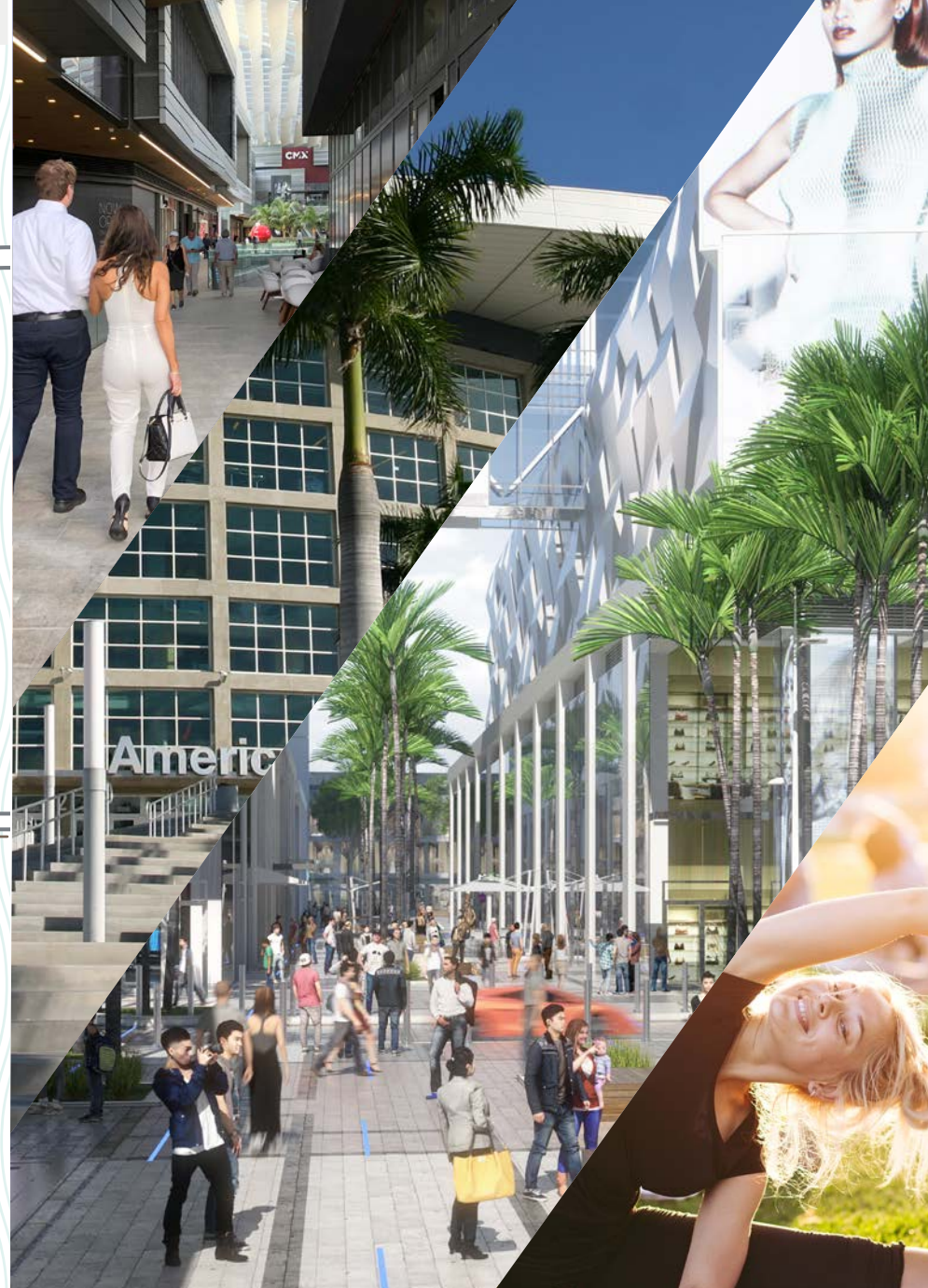












- |                                      |                               |
|--------------------------------------|-------------------------------|
| 1 Perez Art Museum Miami             | 11 Bayfront Park Amphitheater |
| 2 Frost Museum Of Science            | 12 American Airline Arena     |
| 3 Museum Park                        | 13 Adrienne Arsht Center      |
| 4 Miami Worldcenter                  | 14 Yoga In The Park           |
| 5 Marriott Marquis Convention Centre | 15 WeWork                     |
| 6 All Aboard Florida                 | 16 Brightline Rail Station    |
| 7 Brickell City Centre               | 17 Miami Dade College         |
| 8 Whole Foods                        | Metromover Stations           |
| 9 Olympia Theater                    | Citibike Stations             |
| 10 Bayside Marketplace               |                               |



# 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 M<sup>2</sup>

### RESIDENTIAL MIX

Studios // 1 Bath // 417-479 SF // 39-45 M<sup>2</sup>

1-Bed // 1 Bath // 493-669 SF // 46-62 M<sup>2</sup>

2-Bed // 1.5 Bath // 708 SF // 66 M<sup>2</sup>

Allows for short term rentals

## STUDIO

STUDIO // 1 BA // 426 SF // 40 M<sup>2</sup>



## 2 BEDROOM

2 BR // 1.5 BA // 708 SF // 66 M<sup>2</sup>





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# 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.

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

## 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.

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

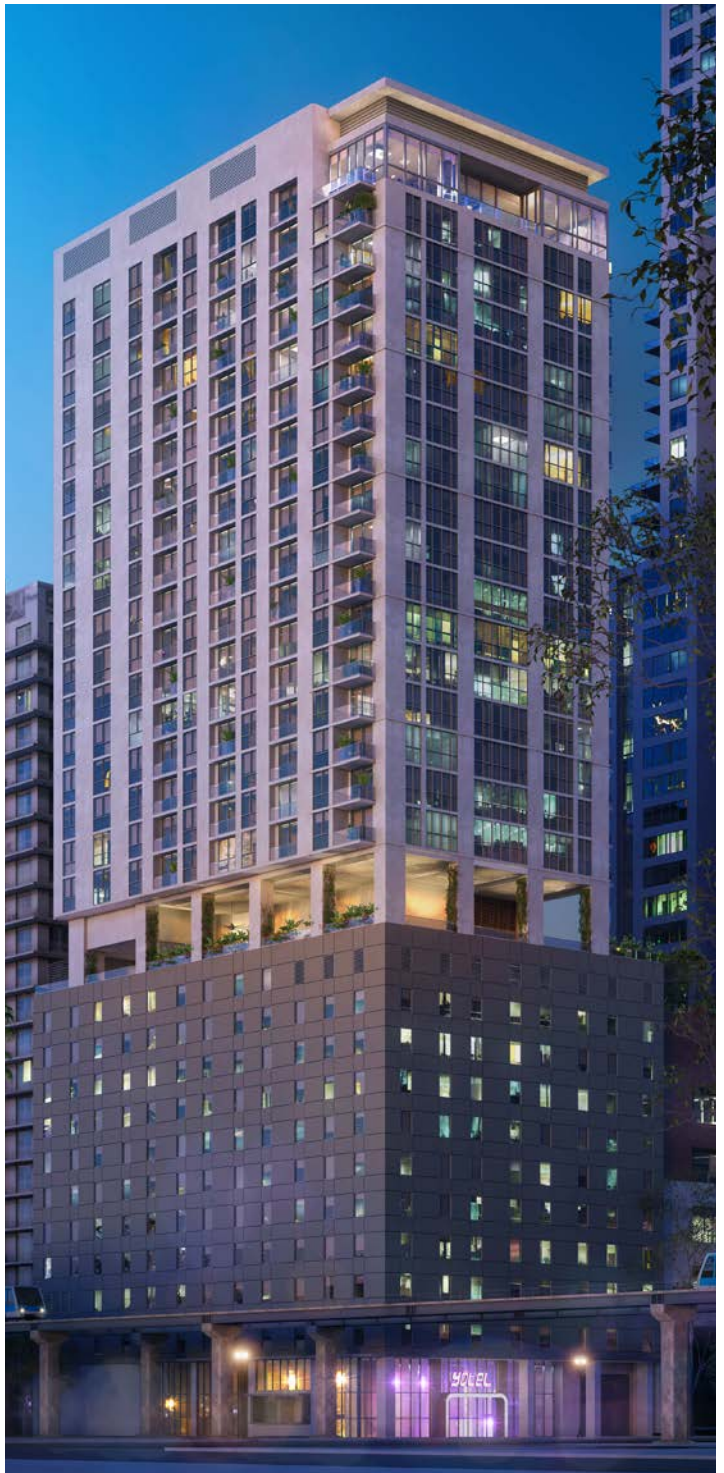
## SALES AND MARKETING BY ONEWORLD PROPERTIES

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.



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