

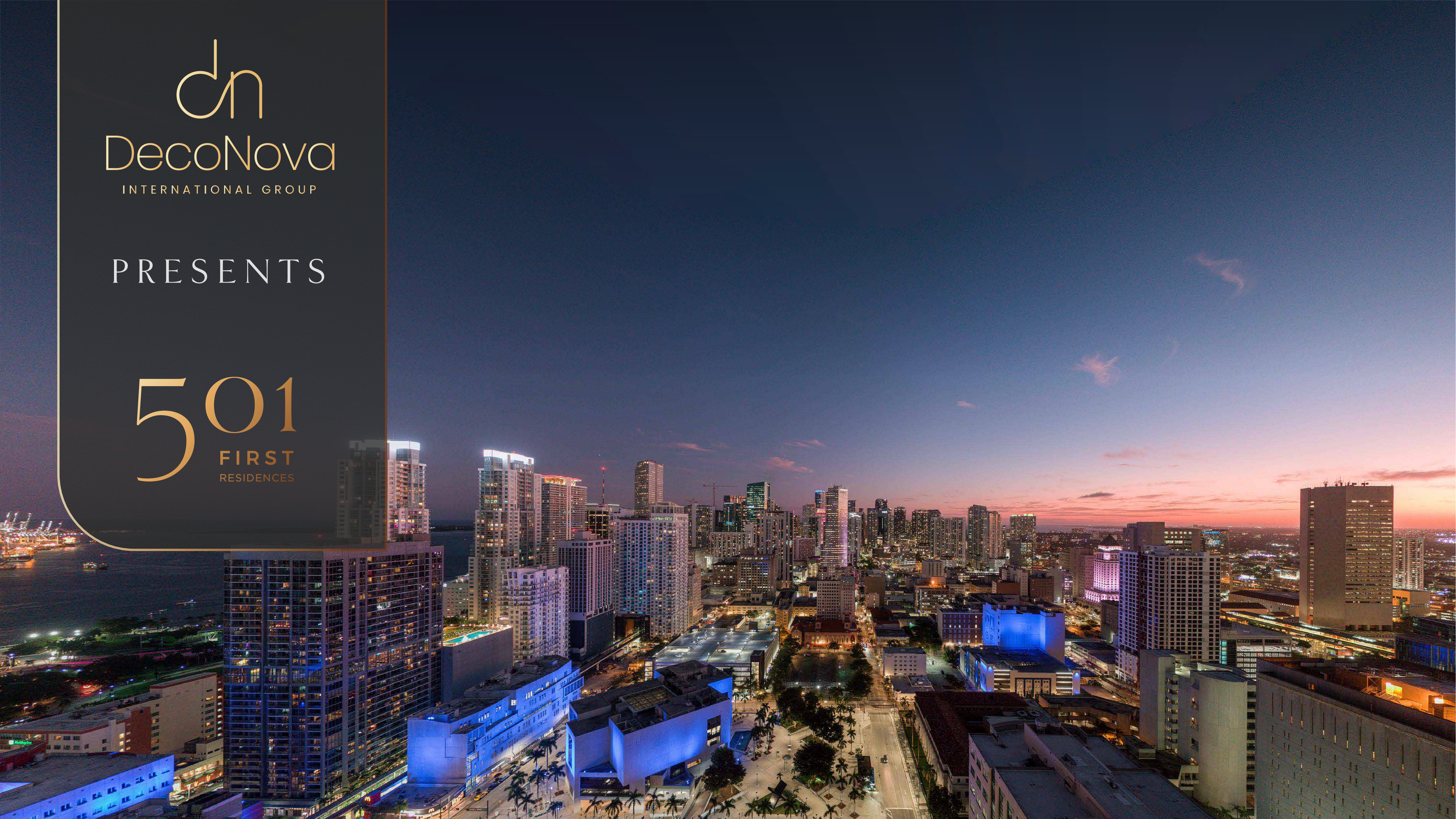


DecoNova

INTERNATIONAL GROUP

PRESENTS

501
FIRST
RESIDENCES



PIONEERS, TRENDSETTERS,
CREATIVE MINDS, FREE
THINKERS, INNOVATORS –
THEY ALL HAVE ONE THING
IN COMMON – THEY KNOW
WHAT IT MEANS TO BE FIRST.

WELCOME TO 501 FIRST.

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DISCOVER DOWNTOWN MIAMI

MUSEUM PARK

Breathtaking views of the 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 (Home of the Miami Heat)

The 20,000-seat FTX Arena, home to the NBA Miami Heat, is nestled on the majestic Biscayne Bay. Besides its sports accommodation, American Airlines Arena hosts worldclass concerts and shows, from Adele to Jennifer Lopez.

ADRIENNE ARSHT CENTER

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 WORLDCENTER



Miami Worldcenter is stated to be a magnetic destination for tourists and business visitors in the heart of Downtown. This is the biggest mixed-use development in the U.S. after New York's Hudson Yards.



YOU'RE ONLY
MINUTES AWAY
FROM EVERYWHERE
YOU WANT TO BE.



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- 1 Perez Art Museum Miami
- 2 Frost Museum Of Science
- 3 Museum Park
- 4 Miami Worldcenter
- 5 Marriott Marquis Convention Centre
- 6 MiamiCentral
- 7 Brickell City Centre
- 8 Whole Foods
- 9 Olympia Theater
- 10 Bayside Marketplace
- 11 Bayfront Park Amphitheater
- 12 FTX Arena (Home to the Miami Heat)
- 13 Adrienne Arsht Center
- 14 Yoga In The Park
- 15 Brightline Rail Station
- 16 Miami Dade College
- 17 Skyviews Miami Observation Wheel
-  Metromover Stations
-  Citibike Stations



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

BUILDING OVERVIEW

THE TEAM

Developer	Aria Development Group
Architecture	Revuelta Architecture International
Designer	Shim Projects

RESIDENTIAL MIX

448 Residences	Levels 4 - 36
Studio	385 - 458 SF
1 Bedroom	550 - 606 SF
2 Bedroom	835 SF

THE DETAILS

40-Story Tower
No Rental Restrictions

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FOOD & BEVERAGE

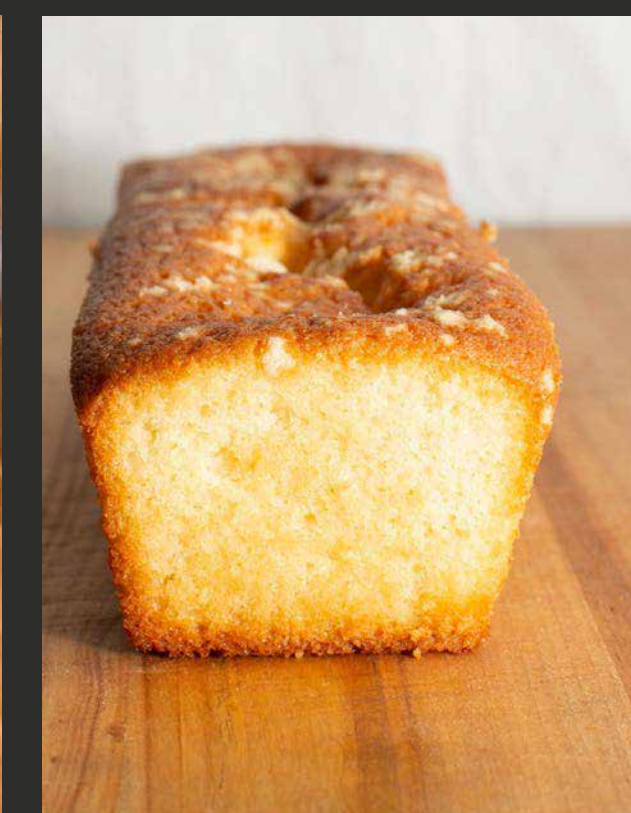
Ground floor bistro and bar helmed by GPG Hospitality, one of New York City's premier restaurateurs. They are dedicated to providing extraordinary hospitality through fresh, delicious food and superior service. GPG Hospitality currently manages:

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

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

As seen in:

- + The New York Times
- + Grub Street
- + Gothamist
- + The Infatuation
- + Eater NY,
- + Today Show
- + Wall Street Journal





LEVEL 2 AMENITIES

The place to meet your new neighbors.

- + Private Workspace
- + Pet Lounge - pet bath station to cater to furry residents
- + Mail room
- + Management Offices
- + Luxer One Package Room featuring a tech-forward, contactless digital package delivery system, cold storage and dry-cleaning service



PRIVATE WORKSPACE

Partnering with a NY/LA based workspace concept that creates private work and social spaces for creators, innovators and thought leaders to gather and connect. Reimagining the ideal environment for creative potential and progress with timeless design, thought-provoking cultural experiences, and elevated hospitality.



VERDE THE ROOFTOP

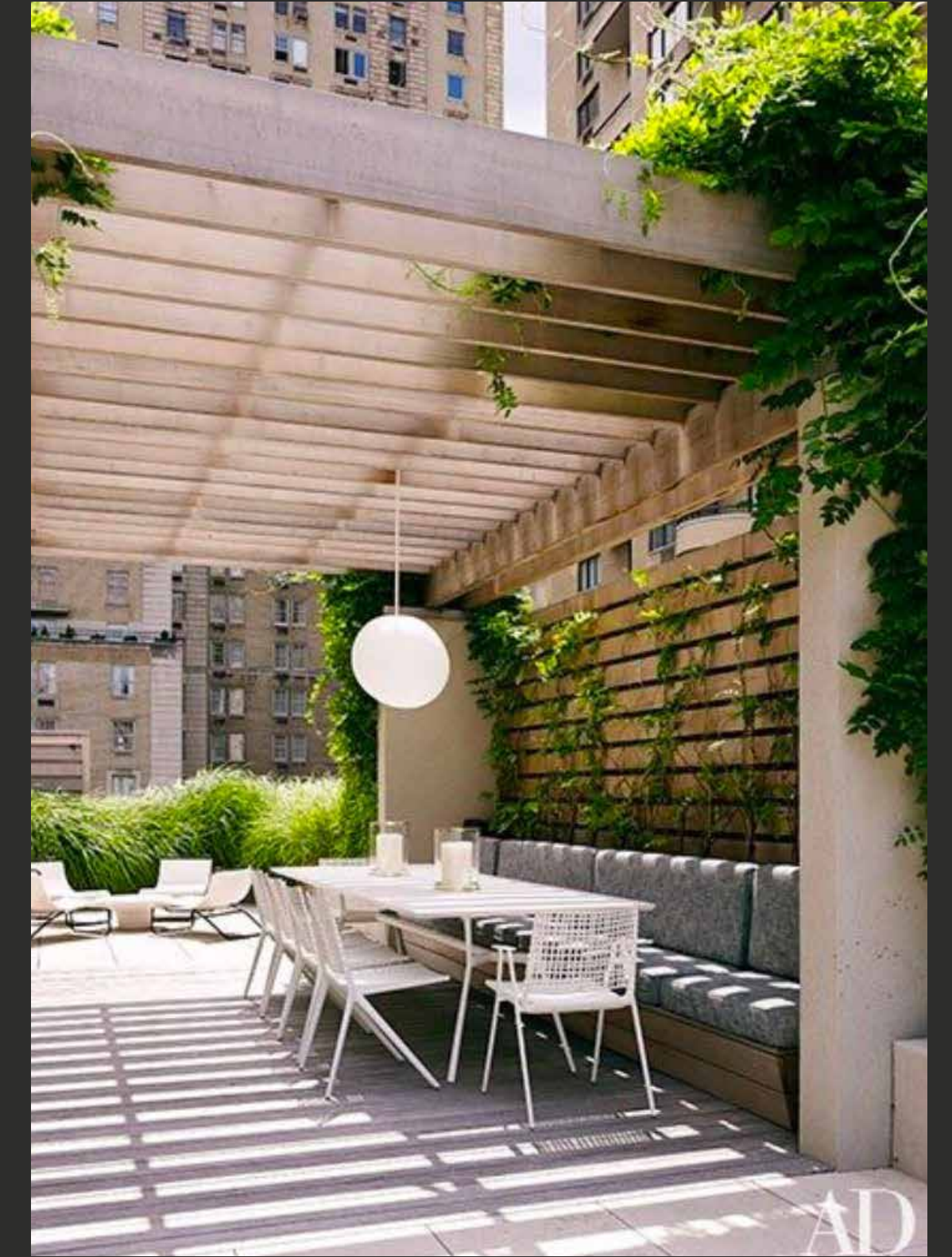
Two level, double-height amenity area
encompassing over 20,000 SF of interior and
exterior recreational uses featuring 360-views.



ROOFTOP POOL DECK

First-of-its-kind rooftop deck:

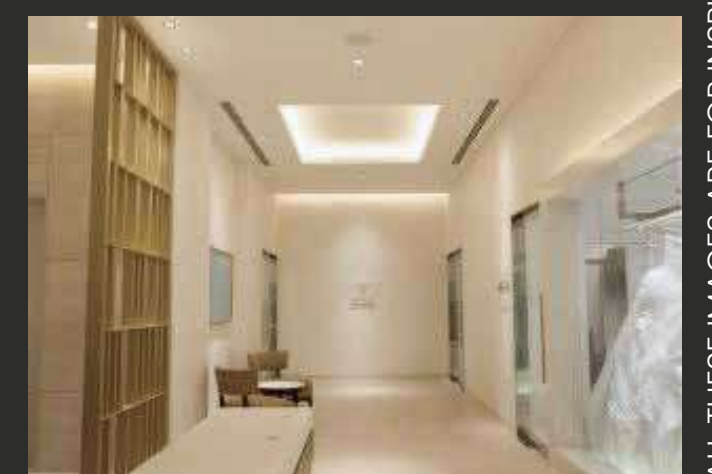
- + 75-foot resort-style lap pool
- + Hot hydrotherapy bath
- + North-facing private rooftop movie theatre
- + Grill & Chill on the Sunrise and Sunset Decks
- + Outdoor Game Lawn



VIP LIVING ROOM

Amenity space dedicated to your social life, including:

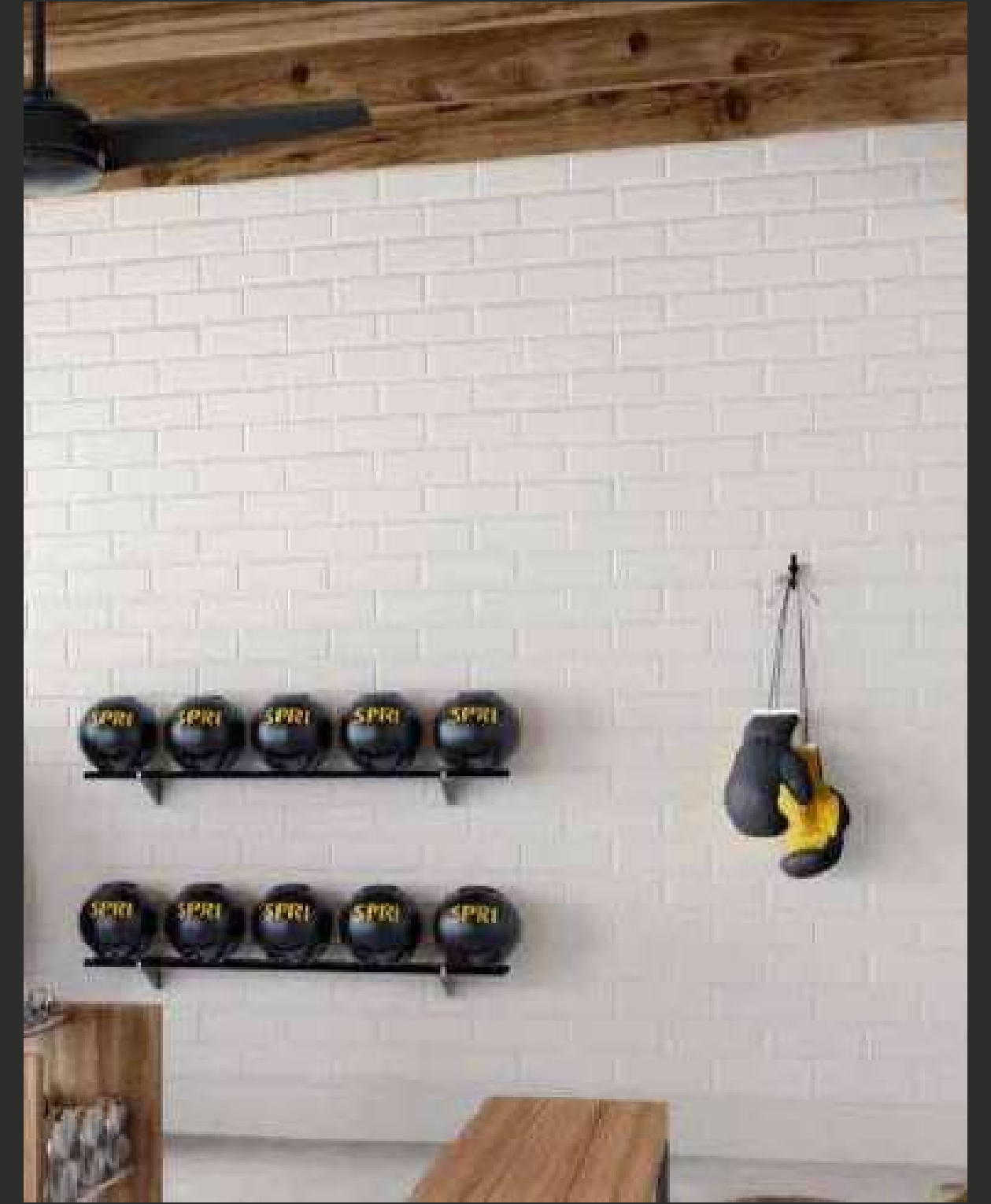
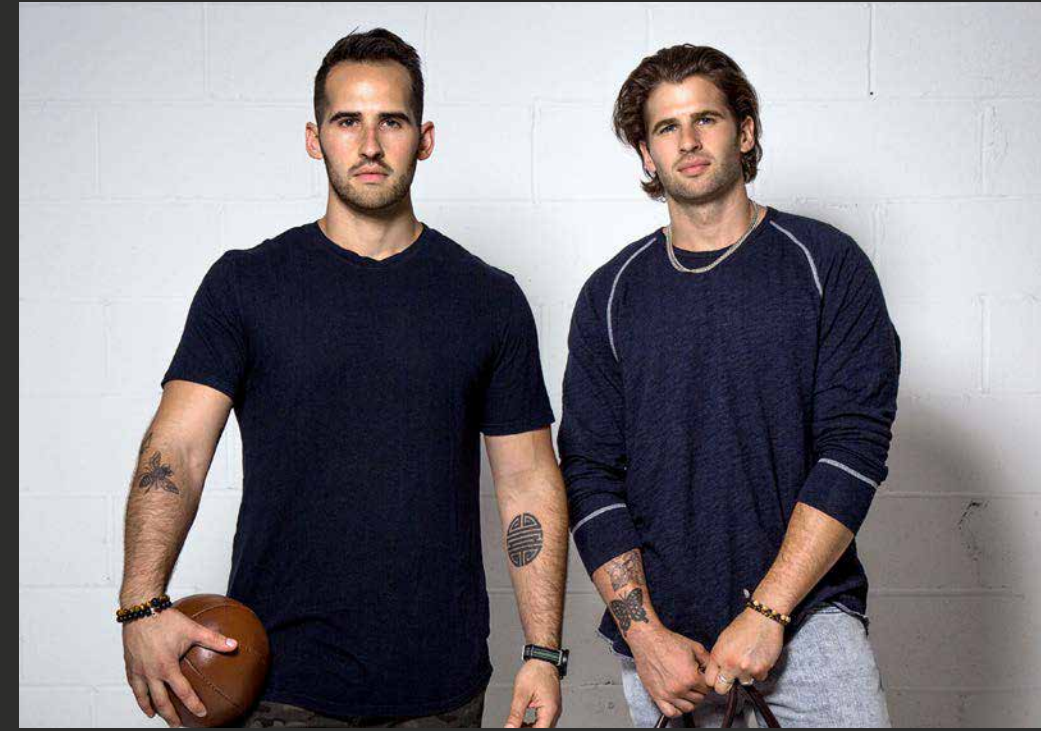
- + Private club suite with game tables
- + Entertainment chef's kitchen
- + Media Room & Library with expansive cultural offerings
- + Greenhouse, an urban oasis featuring soothing greenery and plants year-round to relax and unwind at your leisure



INDOOR/ OUTDOOR WELLNESS

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.

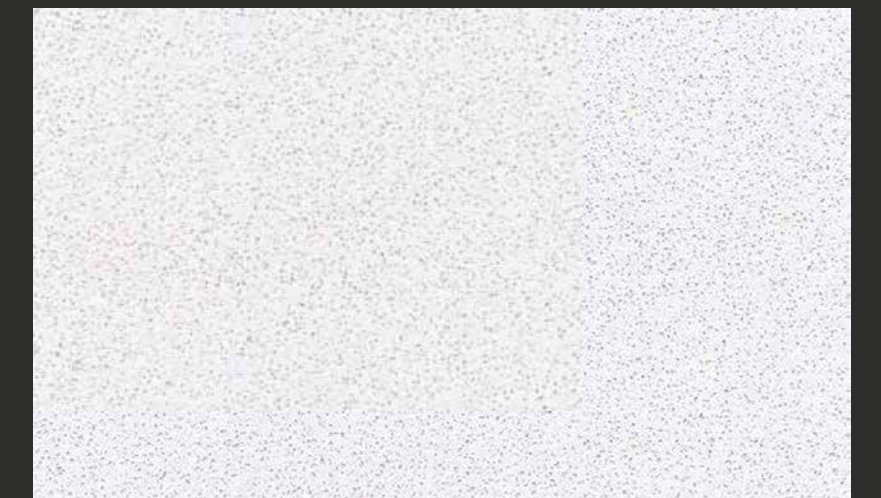
- + State-of-the-art indoor gym
- + Yoga/meditation
- + Private fitness training rooms
- + Sunrise terrace with stunning views



THE RESIDENCES

RESIDENTIAL INTERIORS

- + 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 and accessories in matte dark finish



THE TOWER

Levels 4-11

14 UNITS

7 | STUDIOS / 1 BATH

2 | 1 BD / 1 BATH

1 | 1 BD / 1.5 BATH

4 | 1 BD + DEN / 2 BATH



THE TOWER

Levels 12-36

14 UNITS

4 | STUDIOS / 1 BATH

2 | 1 BD / 1 BATH

2 | 1 BD / 1.5 BATH

4 | 1 BD + DEN / 2 BATH

2 | 2 BD / 2 BATH

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THE RESIDENCES

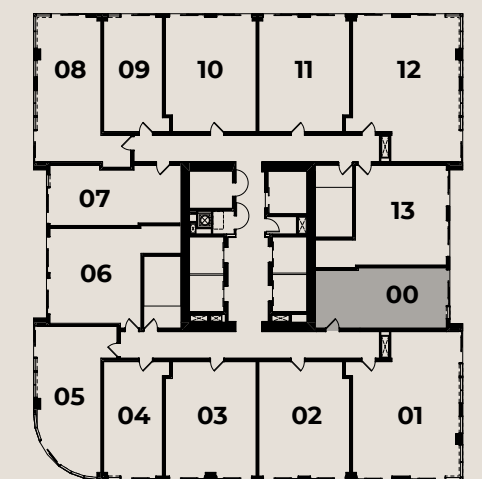
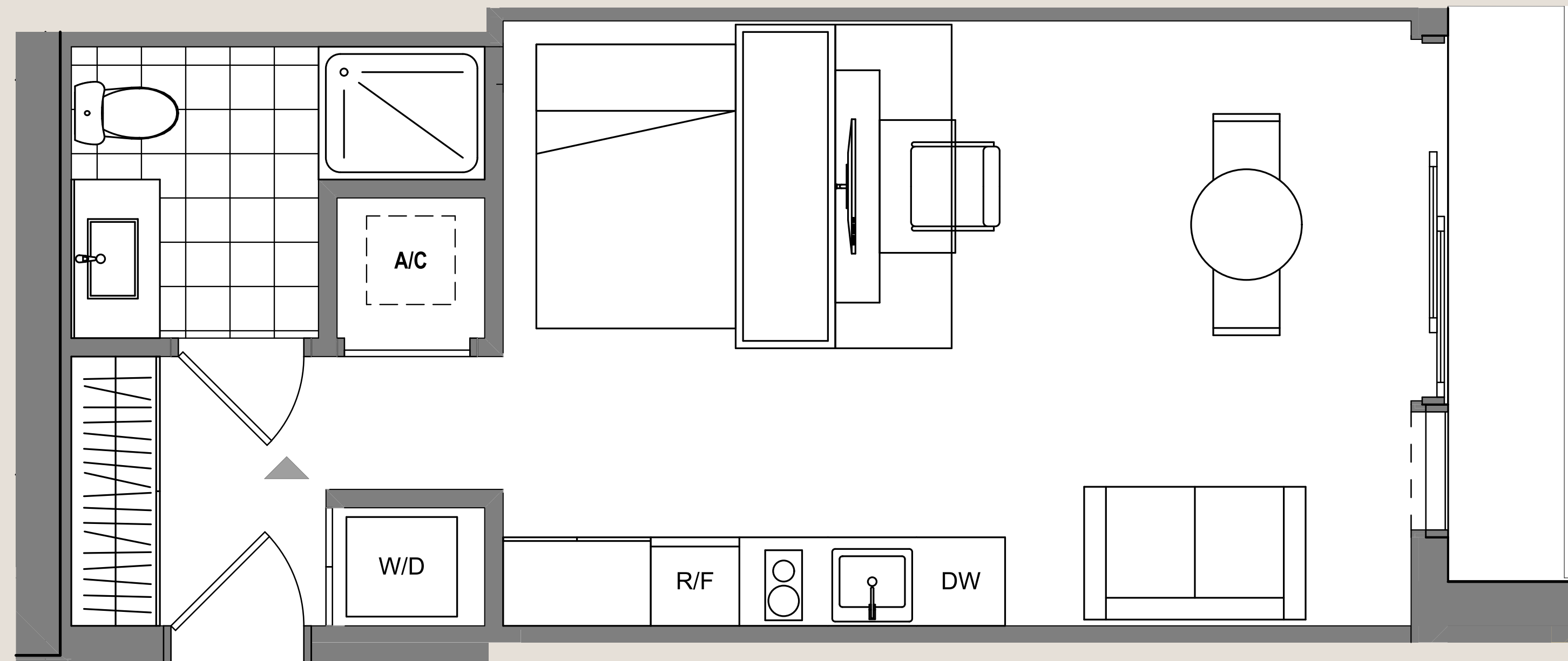
UNIT 00

Studio / 1 Bath

Interior 458 sq.ft. | 43 m²

Exterior 42 sq.ft. | 4 m²

Total 500 sq.ft. | 47 m²



THE RESIDENCES

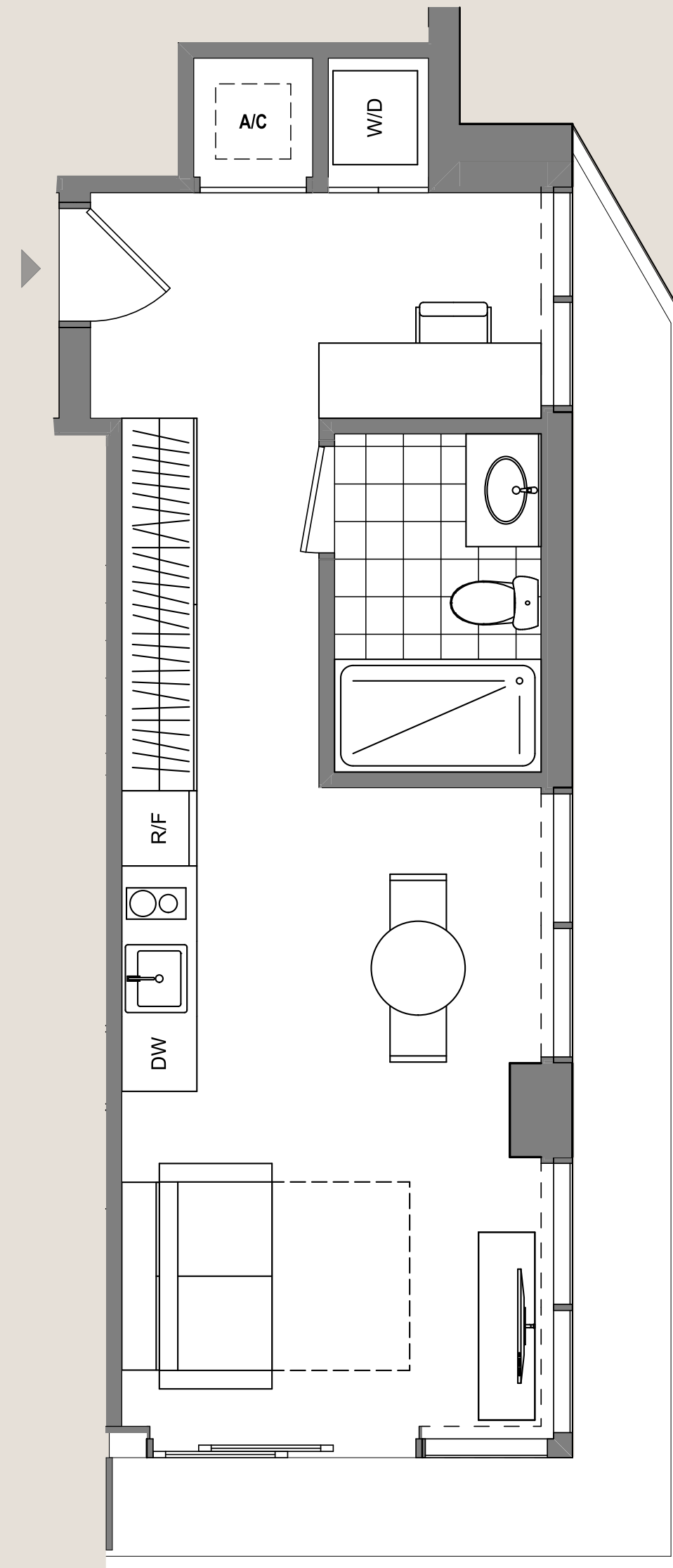
UNIT 01A/12B

Studio / 1 Bath

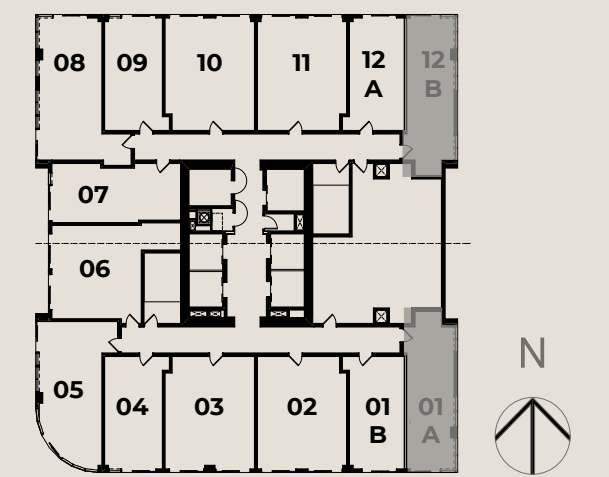
Interior 458 sq.ft. | 43 m²

Exterior 145 sq. ft. | 13 m²

Total 603 sq.ft. | 57 m²



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THE RESIDENCES

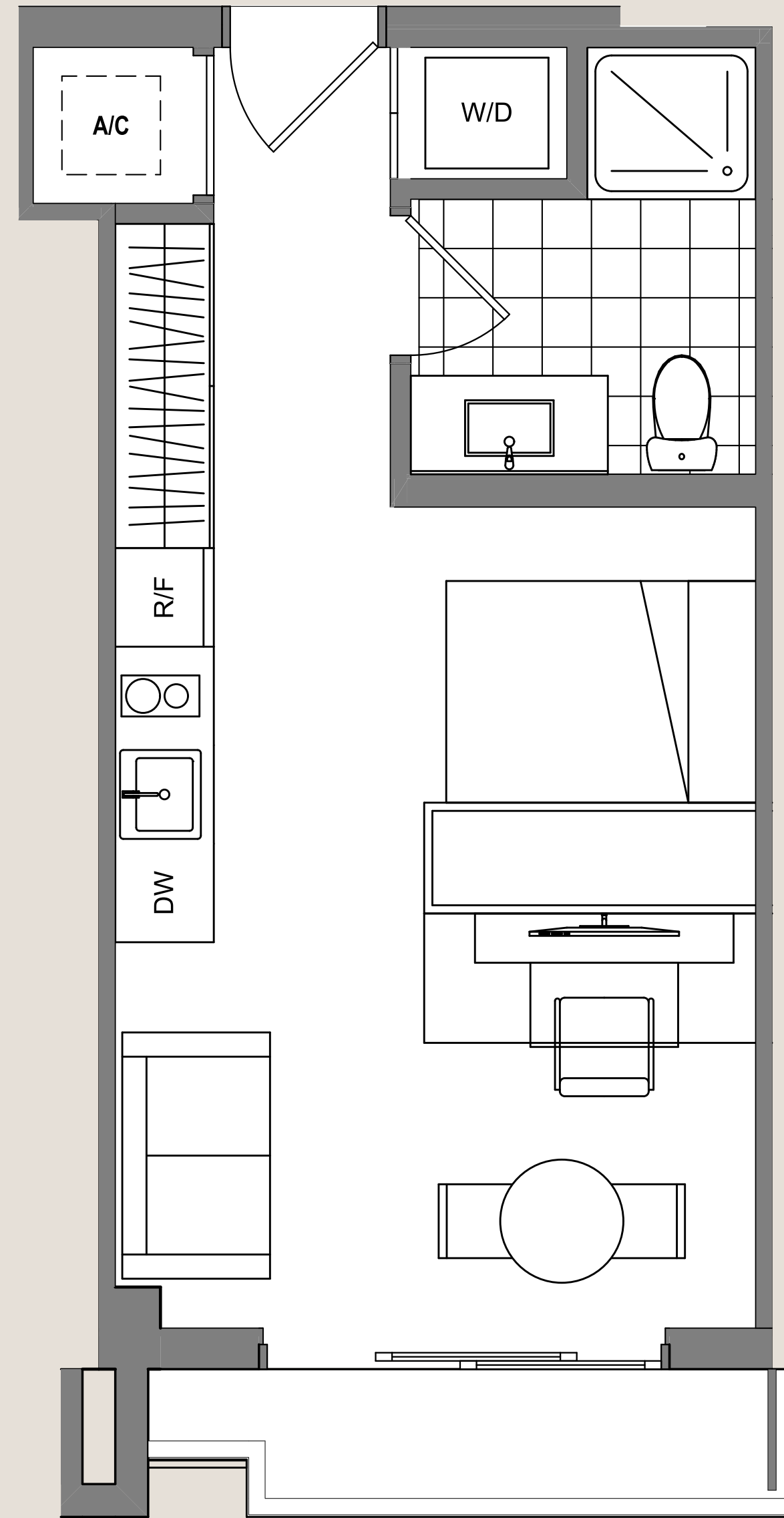
UNIT 01B/12A

Studio / 1 Bath

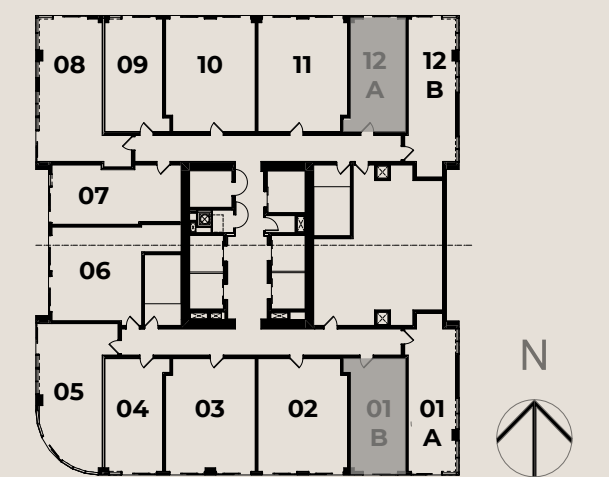
Interior 385 sq.ft. | 36 m²

Exterior 36 sq.ft. | 3 m²

Total 421 sq. ft. | 39 m²



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THE RESIDENCES

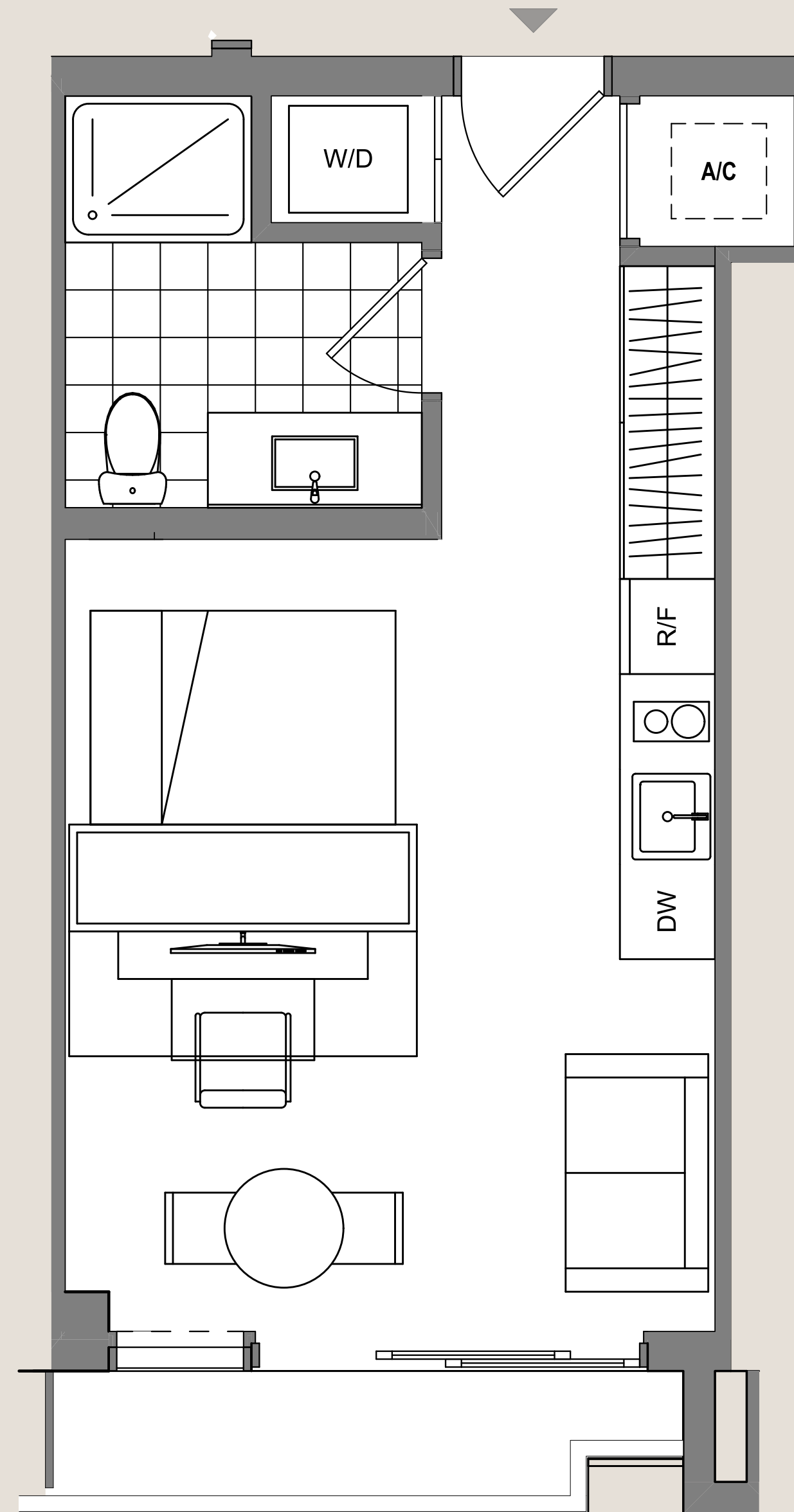
UNIT 04/09

Studio / 1 Bath

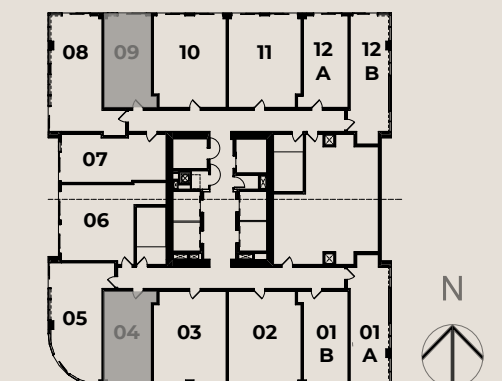
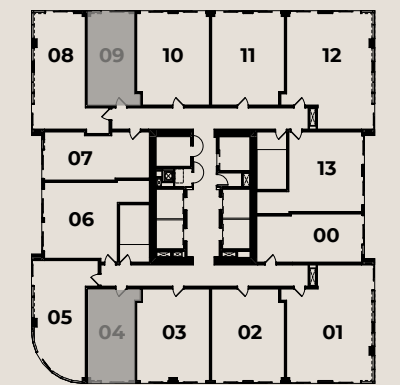
Interior 401 sq. ft. | 37 m²

Exterior 38 sq.ft. | 4 m²

Total 439 sq.ft. | 41 m²



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THE RESIDENCES

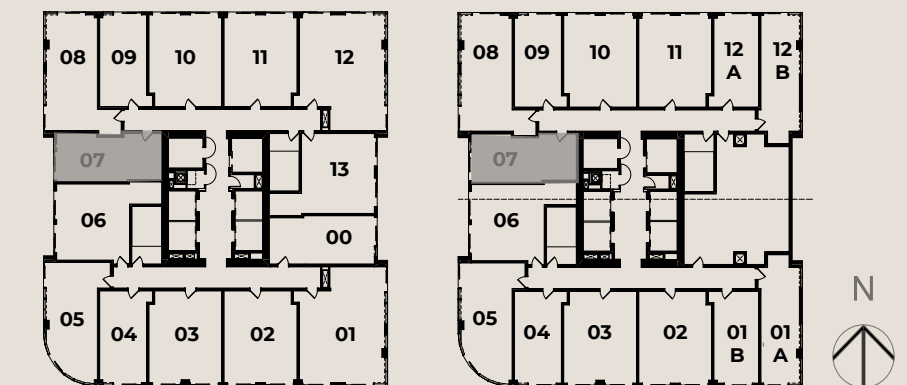
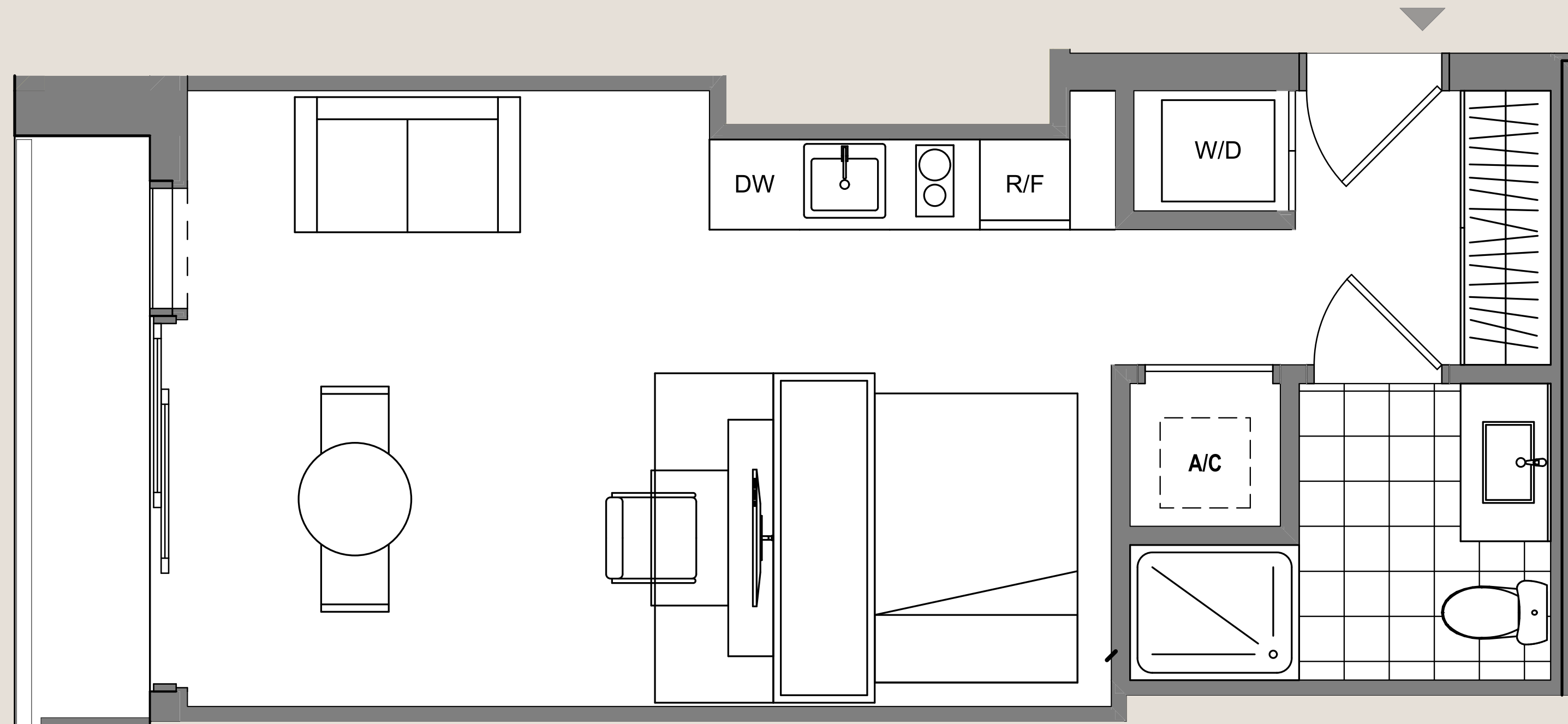
UNIT 07

Studio / 1 Bath

Interior 447 sq. ft. | 42 m²

Exterior 39 sq. ft. | 4 m²

Total 483 sq. ft. | 46 m²



THE RESIDENCES

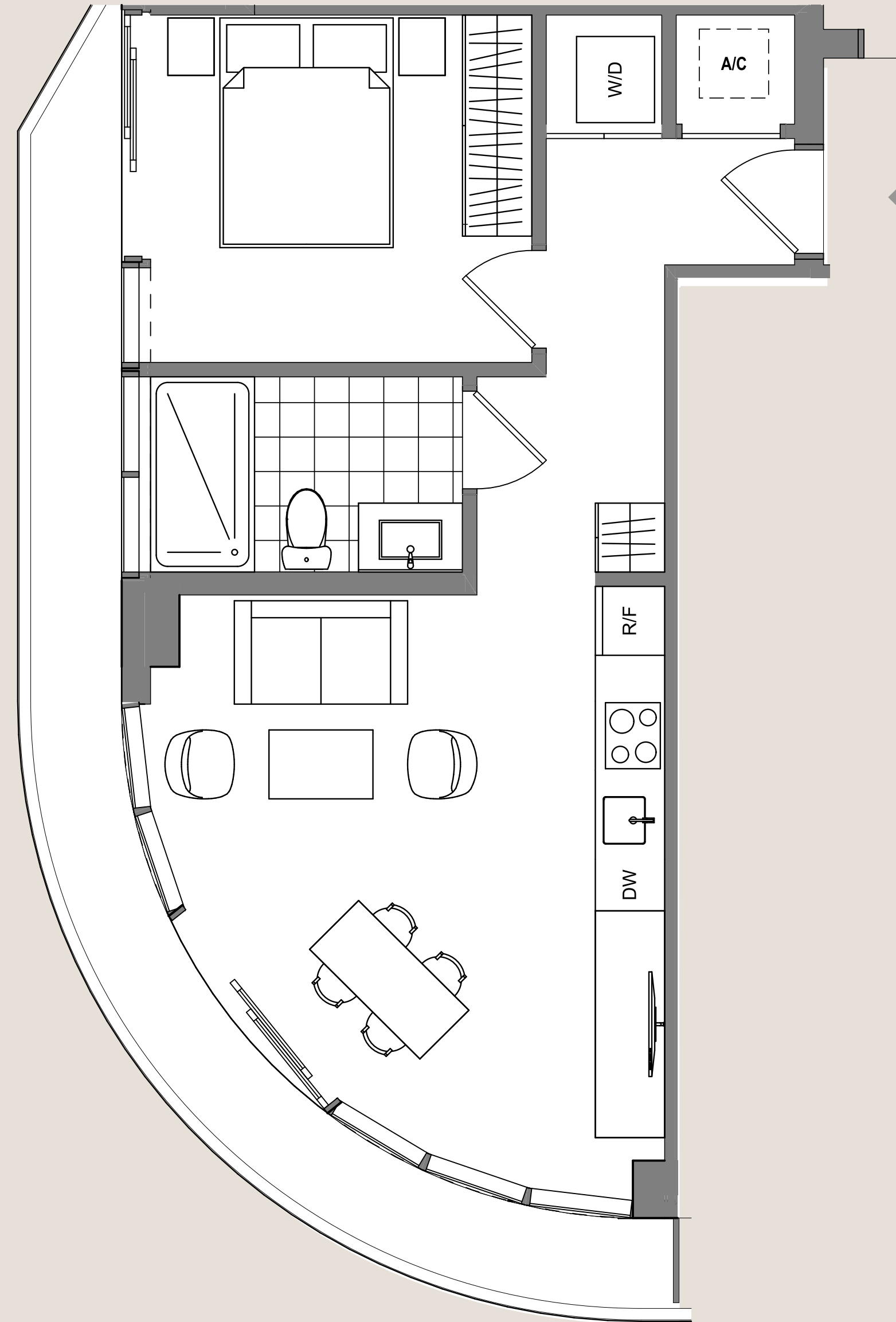
UNIT 05

1 Bed / 1 Bath

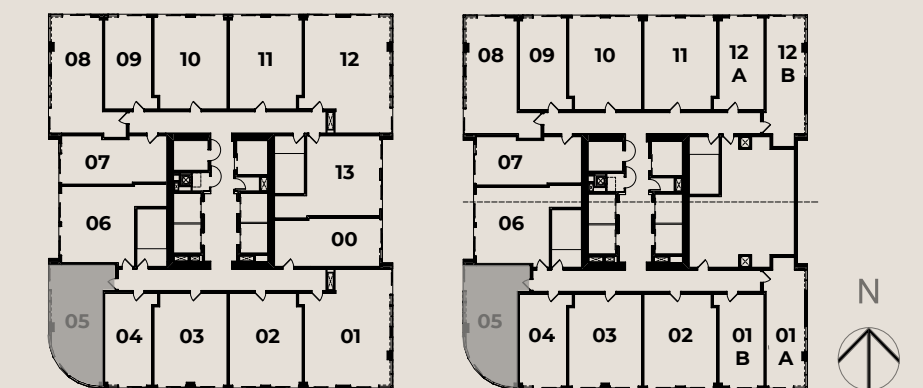
Interior 551 sq. ft. | 51 m²

Exterior 138 sq. ft. | 13 m²

Total 689 sq.ft. | 64 m²



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THE RESIDENCES

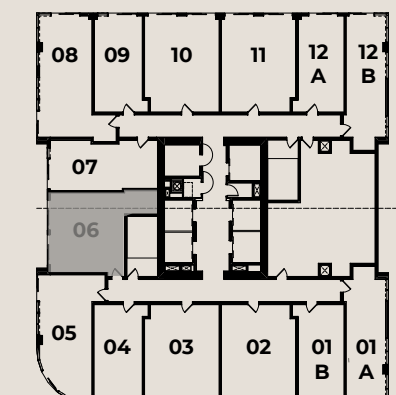
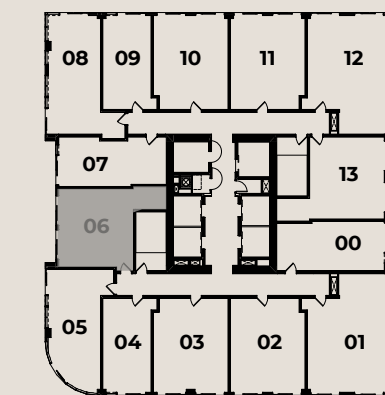
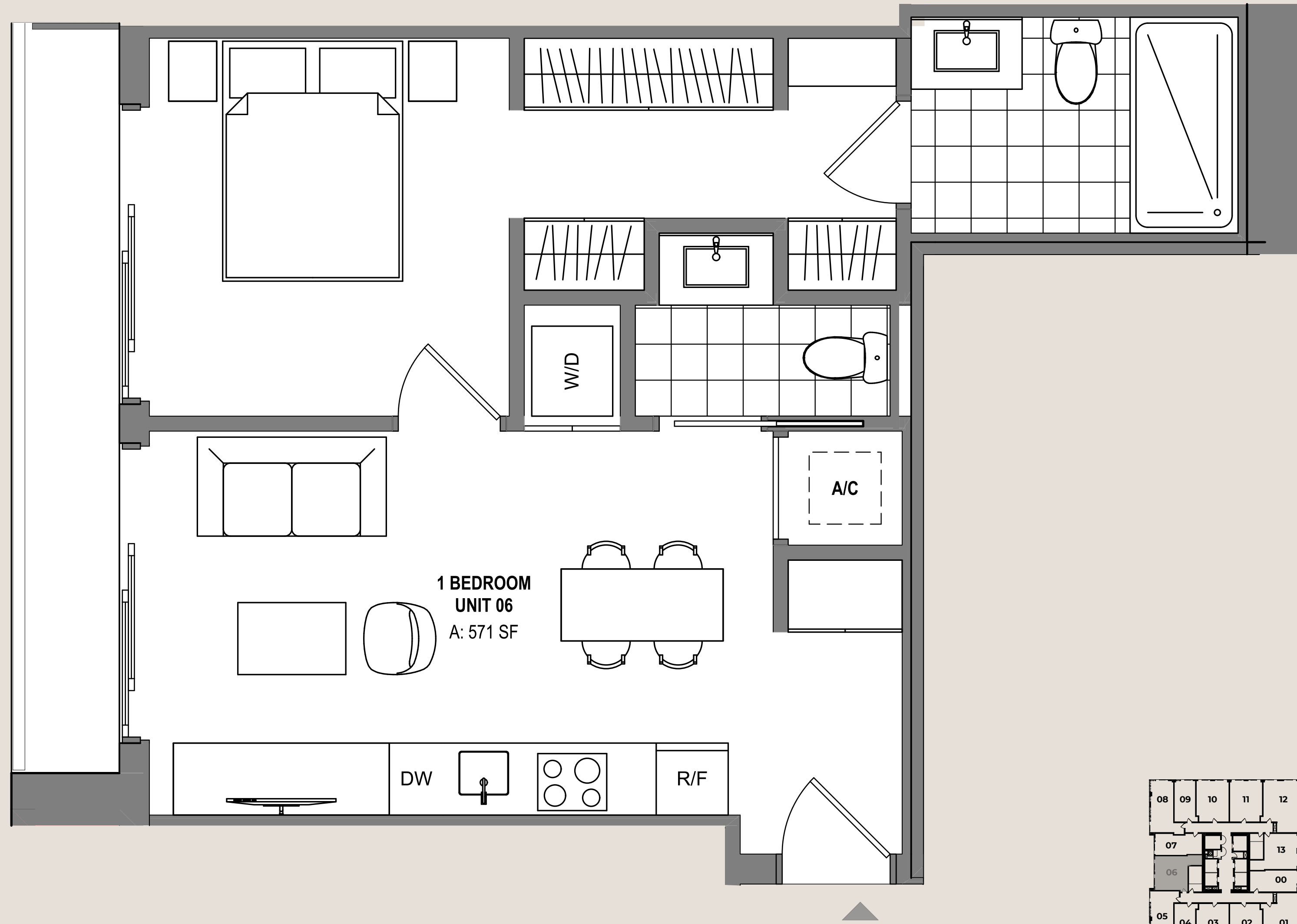
UNIT 06

1 Bed / 1.5 Bath

Interior 571 sq. ft. | 53 m²

Exterior 62 sq.ft. | 6 m²

Total 633 sq.ft. | 59 m²



THE RESIDENCES

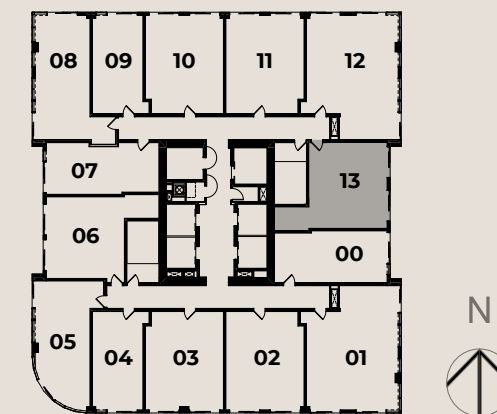
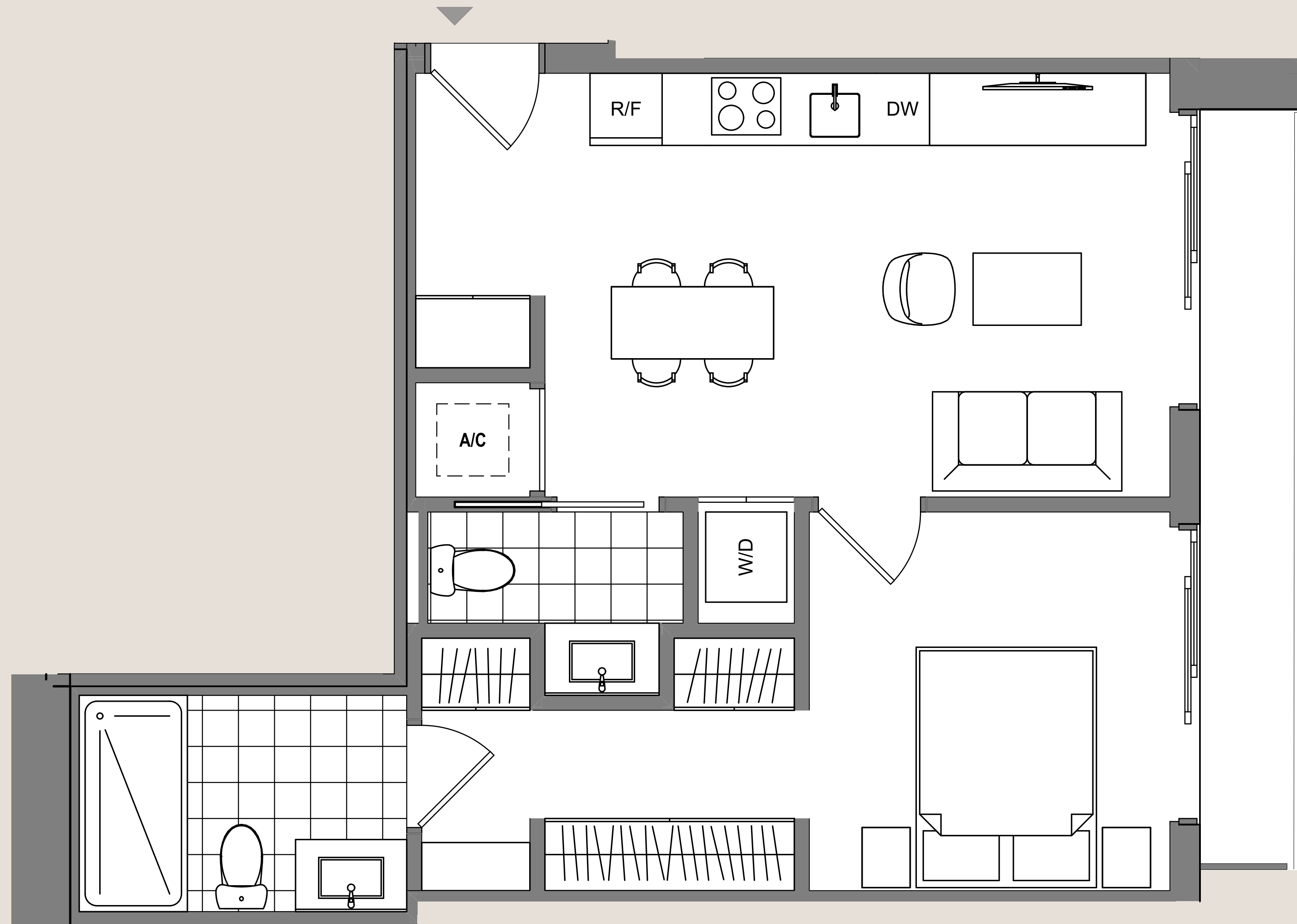
UNIT 13

1 Bed / 1.5 Bath

Interior 591 sq. ft. | 55 m²

Exterior 63 sq.ft. | 6 m²

Total 654 sq.ft. | 61 m²



THE RESIDENCES

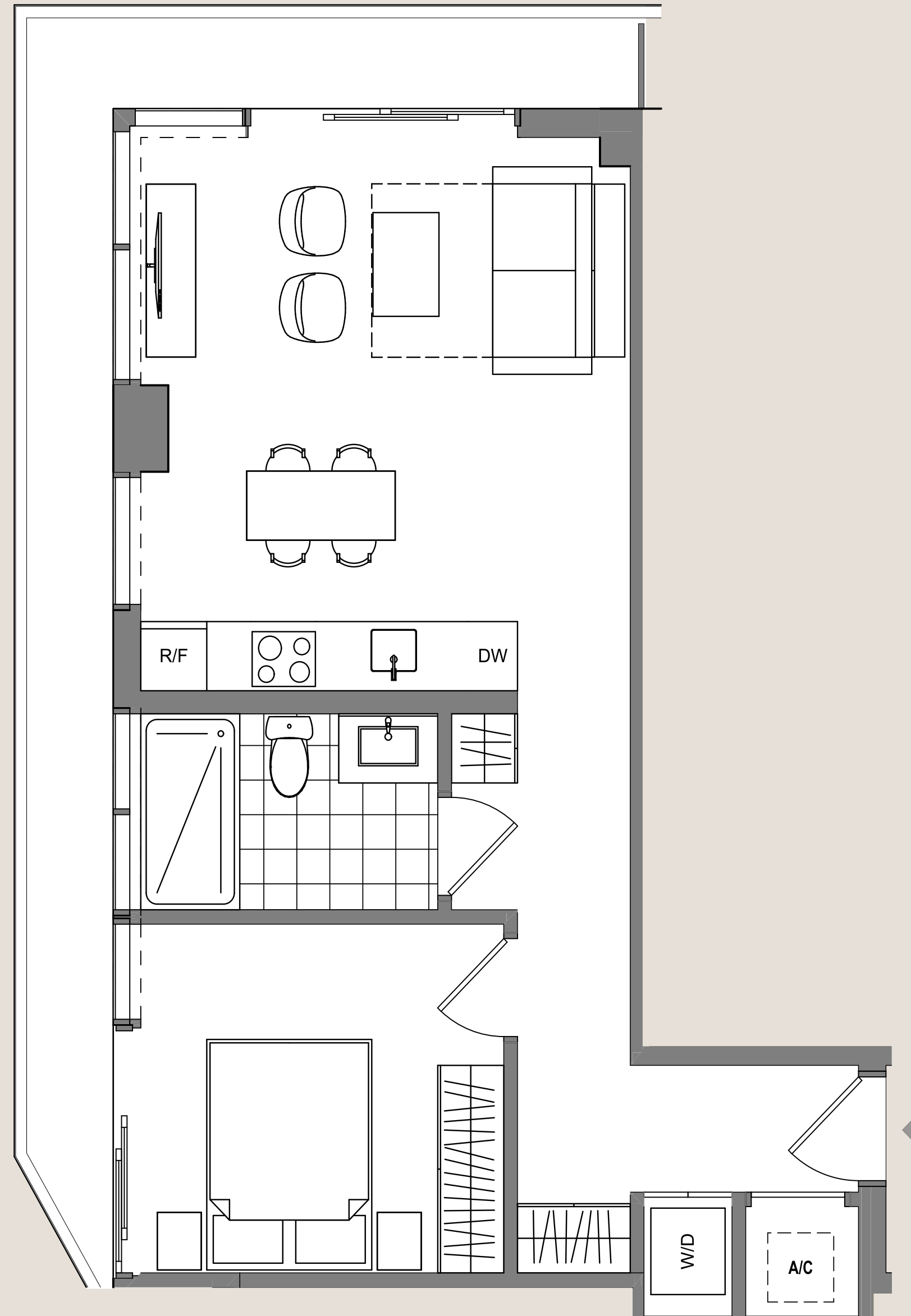
UNIT 08

1 Bed / 1 Bath

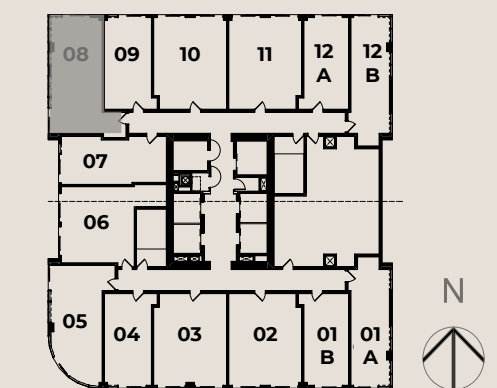
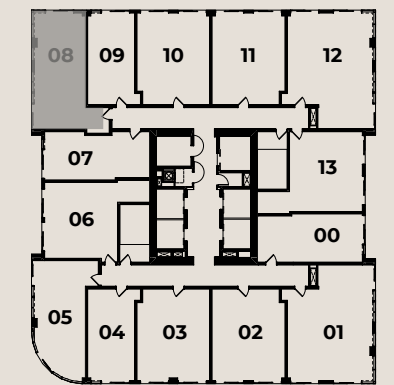
Interior 606 sq.ft. | 56 m²

Exterior 156 sq. ft. | 14 m²

Total 762 sq.ft. | 70 m²



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THE RESIDENCES

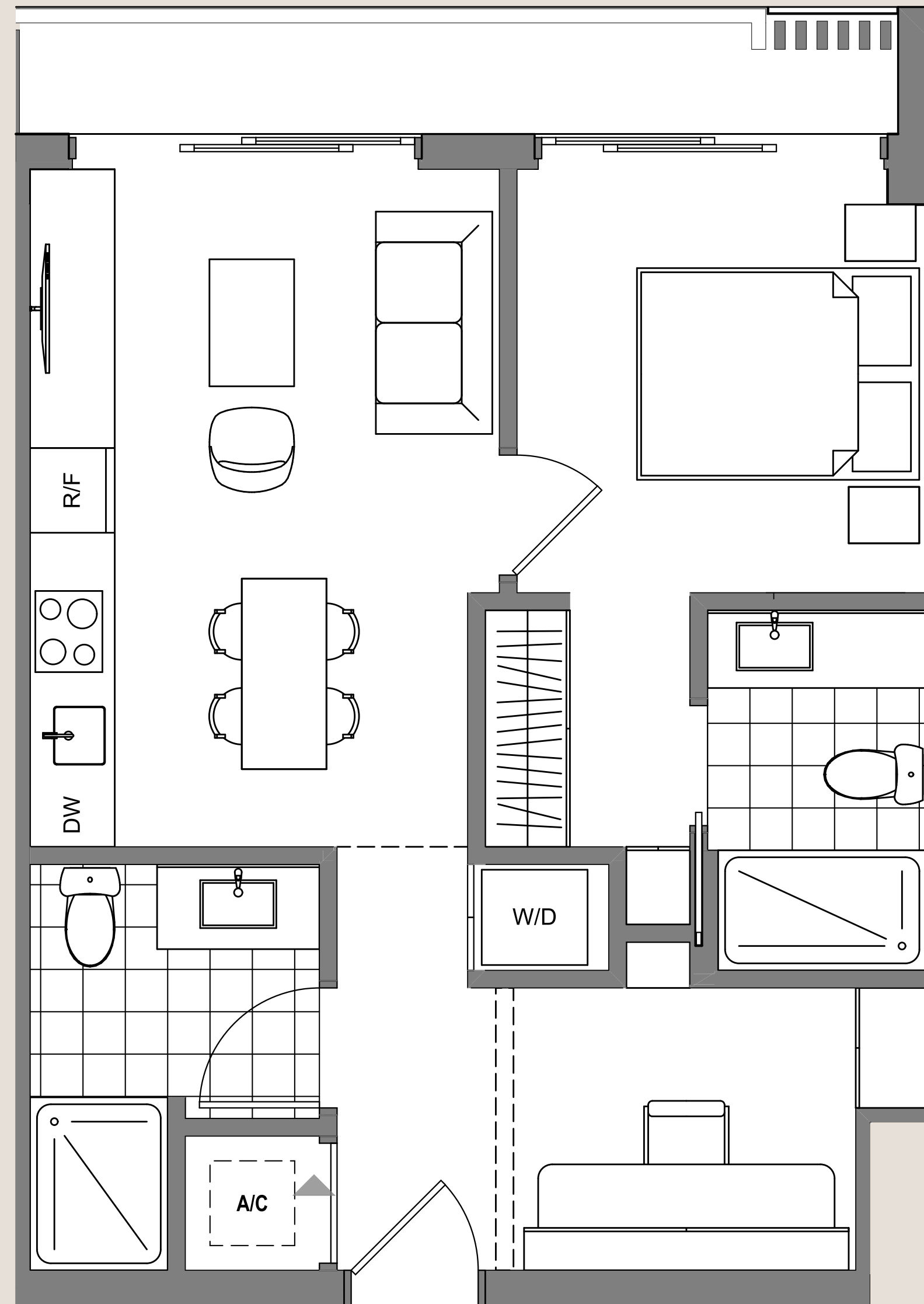
UNIT 02/03/10/11

1 Bed + Den / 2 Bath

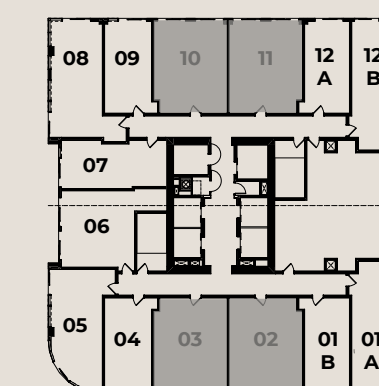
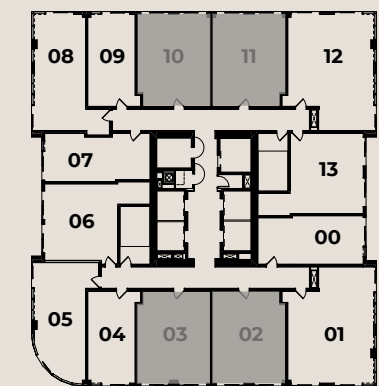
Interior 597 sq.ft. | 55 m²

Exterior 62 sq.ft. | 6 m²

Total 659 sq.ft. | 61 m²



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THE RESIDENCES

UNIT 01/12

2 Bed / 2 Bath

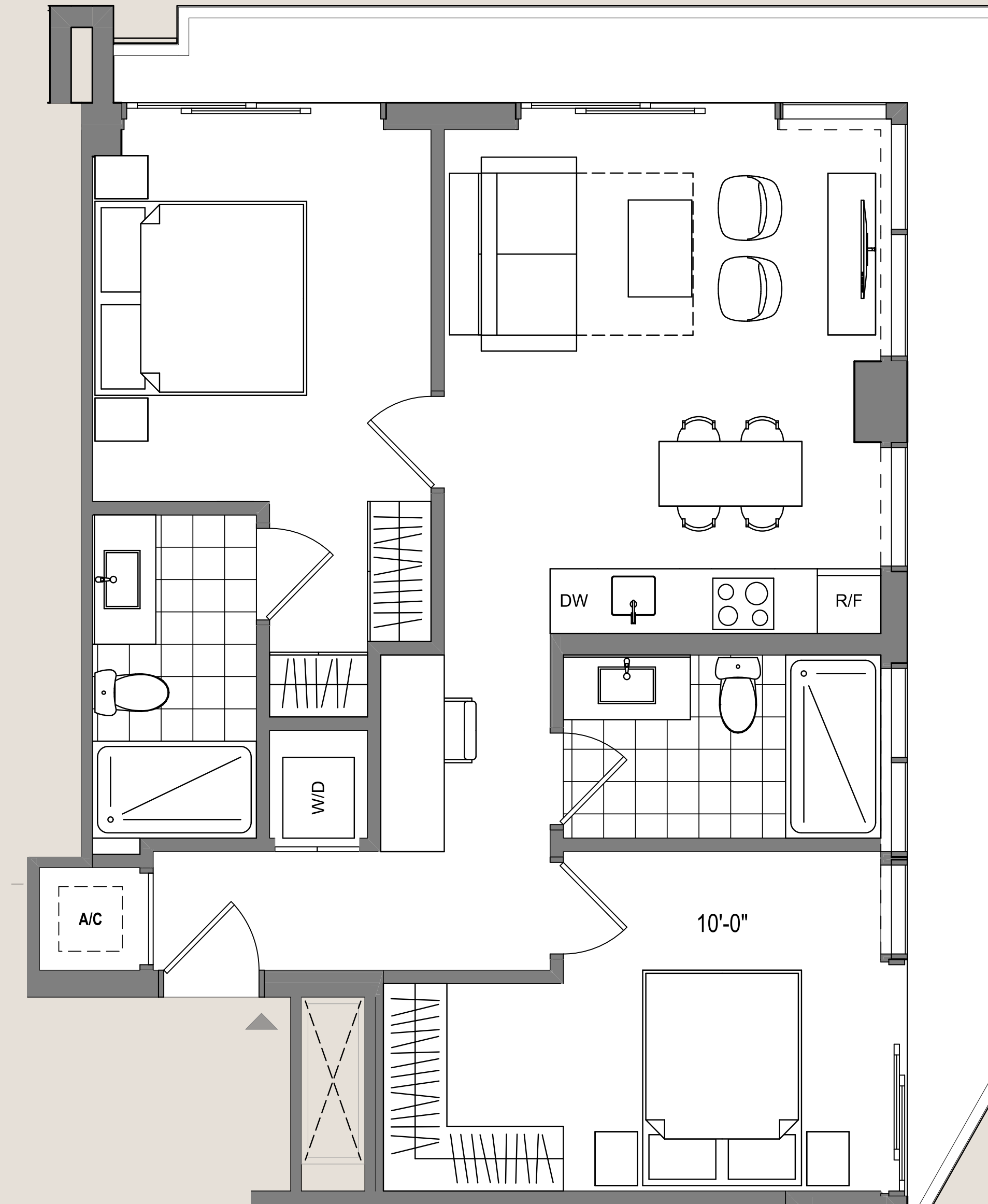
835 sq. ft

78 m²

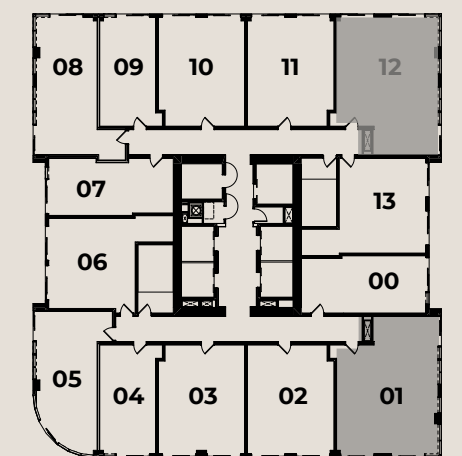
Interior 835 sq.ft. | 78 m²

Exterior 180 sq. ft. | 17 m²

Total 1,015 sq. ft. | 95 m²



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