

# ARIA

ON THE BAY  
MIAMI

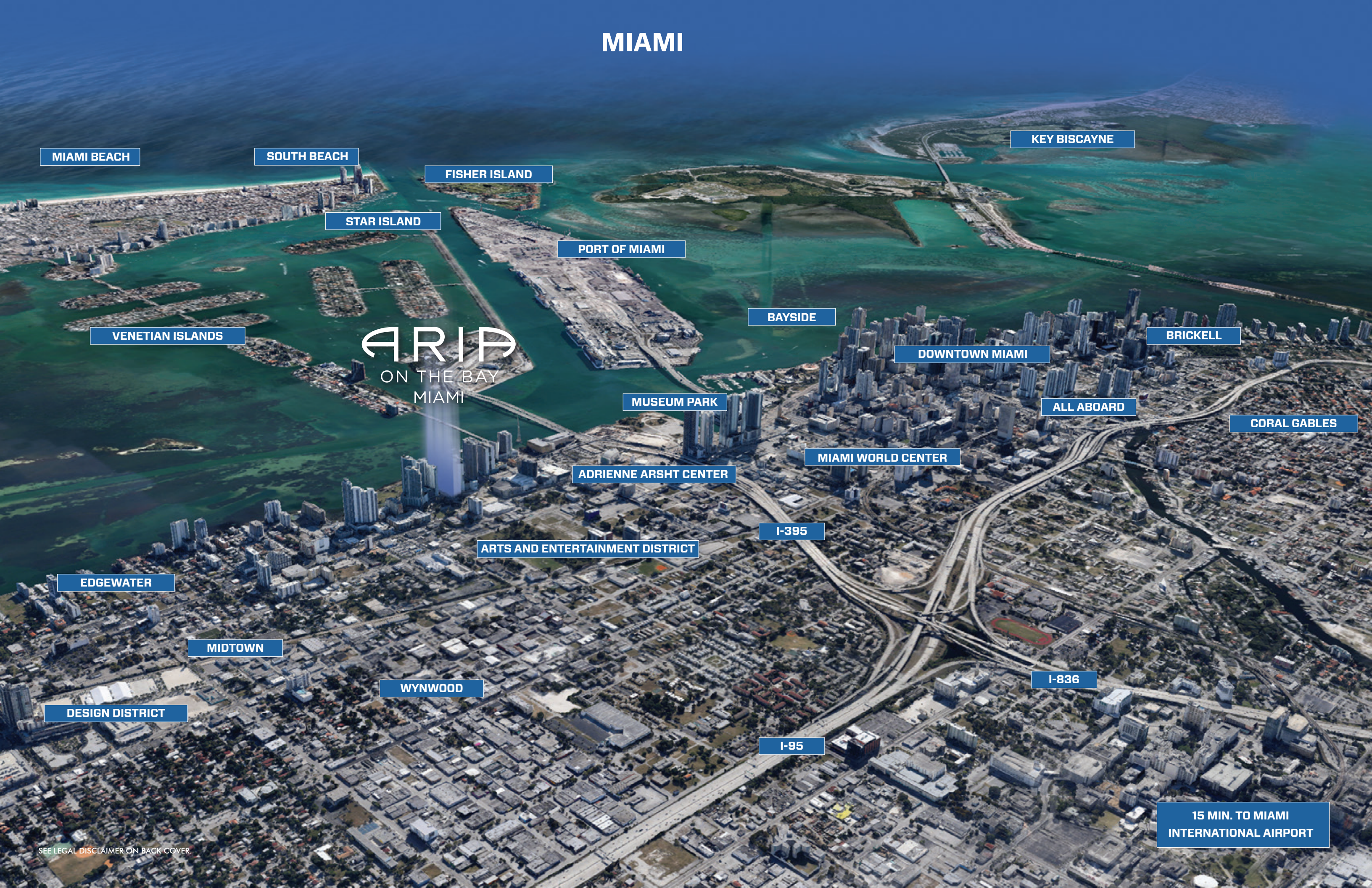
IT'S ALL ABOUT ATMOSPHERE

Exclusive Marketing & Sales by



ARTIST'S RENDERING. FINISHED PRODUCT MAY VARY.

# MIAMI



**ARIP**  
ON THE BAY  
MIAMI

MIAMI BEACH

SOUTH BEACH

FISHER ISLAND

STAR ISLAND

PORT OF MIAMI

KEY BISCAYNE

VENETIAN ISLANDS

BAYSIDE

DOWNTOWN MIAMI

BRICKELL

MUSEUM PARK

ALL ABOARD

CORAL GABLES

ADRIENNE ARSHT CENTER

MIAMI WORLD CENTER

I-395

ARTS AND ENTERTAINMENT DISTRICT

EDGEWATER

MIDTOWN

WYNWOOD

DESIGN DISTRICT

I-95

I-836

15 MIN. TO MIAMI  
INTERNATIONAL AIRPORT



Miami Worldcenter



Resorts World Miami



All Aboard Florida

---

## TRANSFORMING THE ART & ENTERTAINMENT DISTRICT

---

- 6 Billion dollar investment
- Generate and maintain over 120,000 new jobs to the city of Miami
- Annual economic impact is estimated over \$1 billion dollars



Cruise Ships



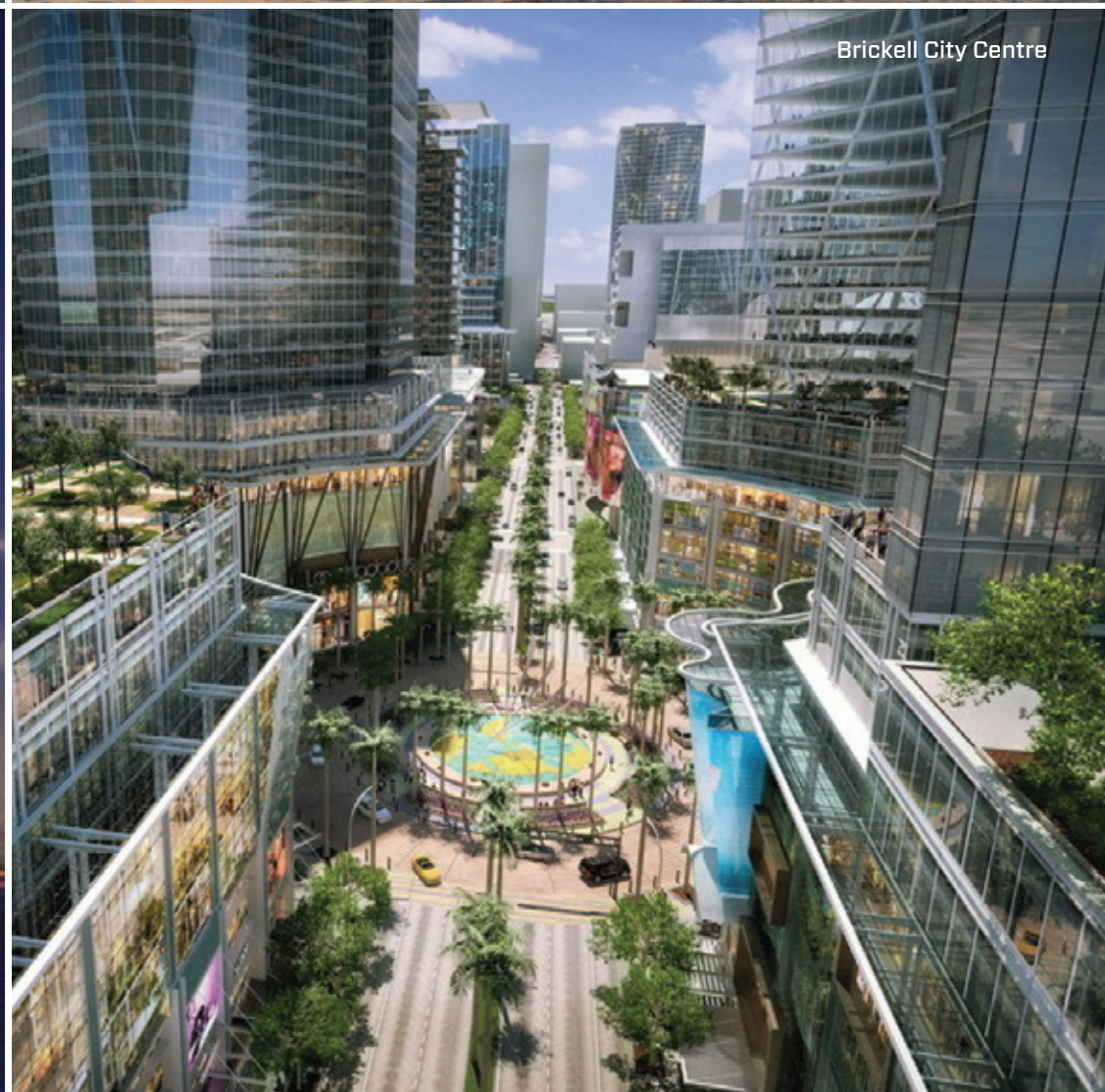
Port of Miami

## PORT OF MIAMI

- Cargo gateway of the Americas, contributes 27 billion to the local and state economies
- “Cruise capital of the world” attracting over 4.3 million annual passengers



Skyrise



Brickell City Centre

## SKYRISE

- Soon to be the tallest building in Florida, will include observation decks with world class restaurants and entertainment

## BRICKELL CITY CENTRE

- World class office, retail and residential space generating 1.2 billion to the local economy

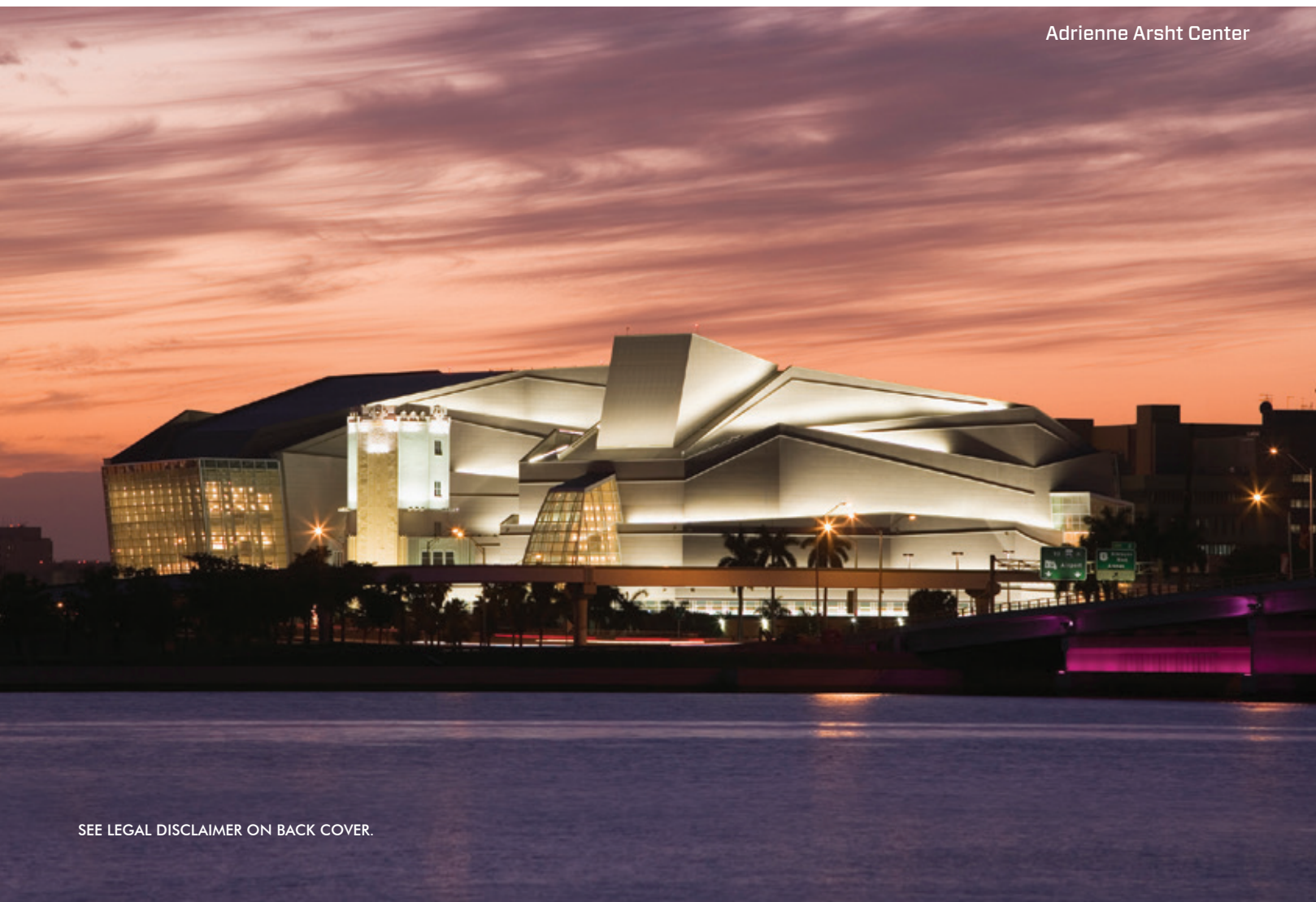
Pérez Art Museum Miami



American Airlines Arena



Adrienne Arsht Center



Miami Museum of Science





ARTIST'S RENDERING. FINISHED PRODUCT MAY VARY.

---

# REACH BEYOND THE STARS

---

While gorgeous residences, breathtaking architecture, and an enviable bay-front location are plenty to make Aria on the Bay special... it's the many different atmospheres you can explore within Aria that elevate it to the truly exceptional.



ARTIST'S RENDERING. FINISHED PRODUCT MAY VARY.



SEE LEGAL DISCLAIMER ON BACK COVER.





ARIYA  
ON THE BAY

THE HIGHEST LEVEL  
OF SPLENDOR





---

EXPLORE  
EVERY ATMOSPHERE

---







ARTIST'S RENDERING. FINISHED PRODUCT MAY VARY.





SEE LEGAL DISCLAIMER ON BACK COVER.



# SOAK UP THE WARM MIAMI SUN FROM THREE CURVED SUNRISE/SUNSET POOLS

with luxe lounge chairs and lush landscaping. At Aria on the Bay, you won't need to raise your expectations, because every feature here is already at the pinnacle of excellence.



---

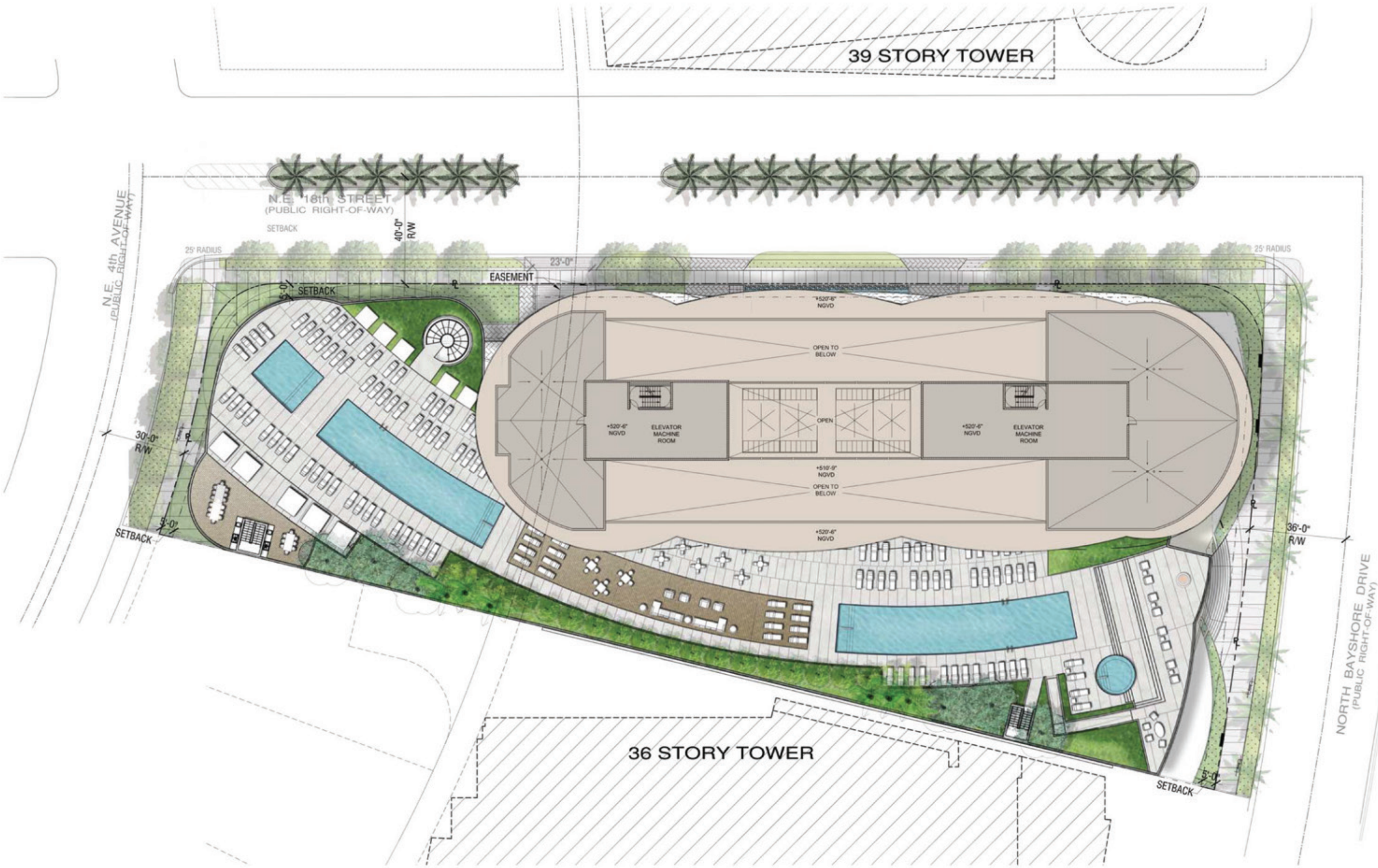
# LIFT YOUR SPIRITS

---

- 2 curved sunrise/sunset pools
- Children's pool
- Hot tub overlooking Biscayne Bay
- Indoor/outdoor social room
- Expansive sun deck and lounge area
- Street-level retail and office space
- High-speed wireless internet in social spaces
- 24-hour reception desk and on-site monitoring
- Controlled-entry garage with assigned parking
- Valet parking
- State-of-the-art gym and yoga studio
- Outdoor fire pit with custom seating
- BBQ area with summer kitchen features
- Great room with social areas including pool table and flat screen tv
- Private spa and massage treatment area
- Game room and library
- Screening room/theater
- Teen Lounge and Kids' Playroom
- Business center with conference room and offices



SEE LEGAL DISCLAIMER ON BACK COVER.





Over **21,000 sq.ft.** dedicated to amenities, such as game room and library, theater, pool deck, spa, business center, gym, yoga room, teen lounge and kids' playroom.

ARTIST'S RENDERING. FINISHED PRODUCT MAY VARY.



SEE LEGAL DISCLAIMER ON BACK COVER.

# ARIA SPECTACULAR RESIDENCES

True sky homes are rare - except at Aria on the Bay. 1 to 4 bedrooms, open layouts, and exceptional finishes exceed even the highest expectations of refined living.









ARTIST'S RENDERING. FINISHED PRODUCT MAY VARY.

A BREATHTAKING  
WAY OF LIFE



ARTIST'S RENDERING. FINISHED PRODUCT MAY VARY.



ARTIST'S RENDERING. FINISHED PRODUCT MAY VARY.



SEE LEGAL DISCLAIMER ON BACK COVER.



---

## EXPAND YOUR HORIZONS

---

Play tennis, basketball, and volleyball. Watch the childrens playing in the playground at Margaret Pace Park just across the street which also guarantees a lifetime of unobstructed views of Biscayne Bay.



Margaret Pace Park



SEE LEGAL DISCLAIMER ON BACK COVER





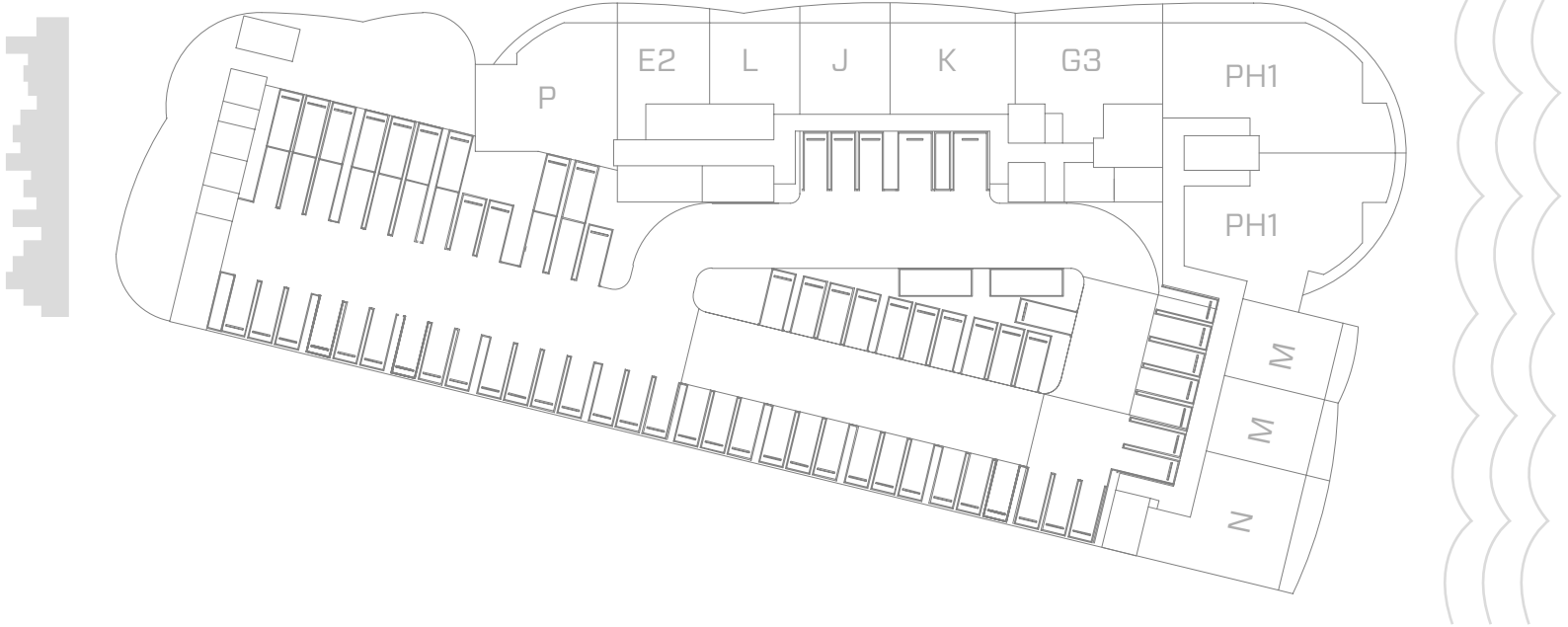
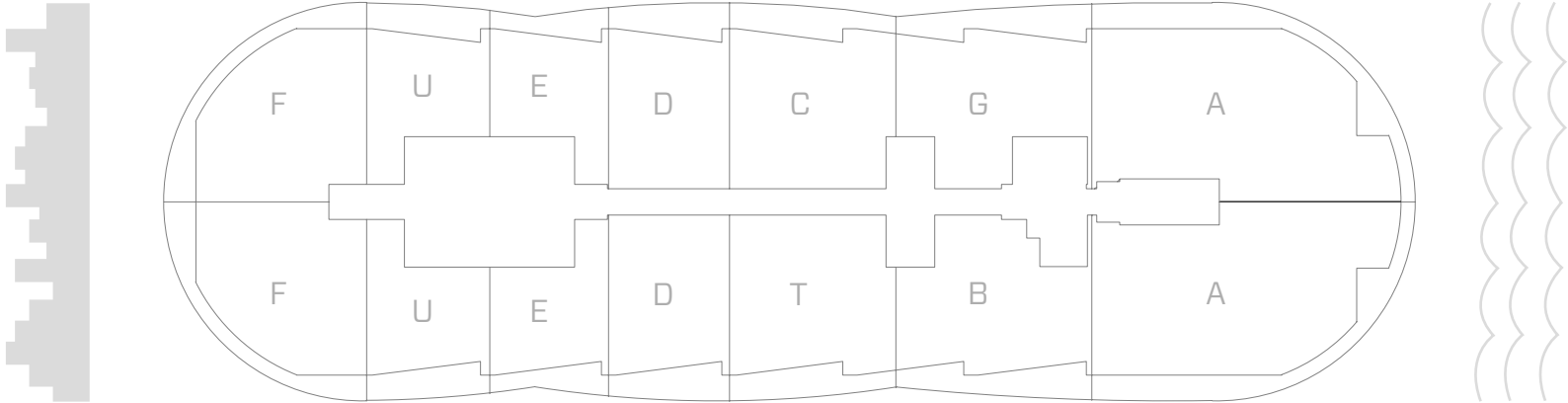
ARIA

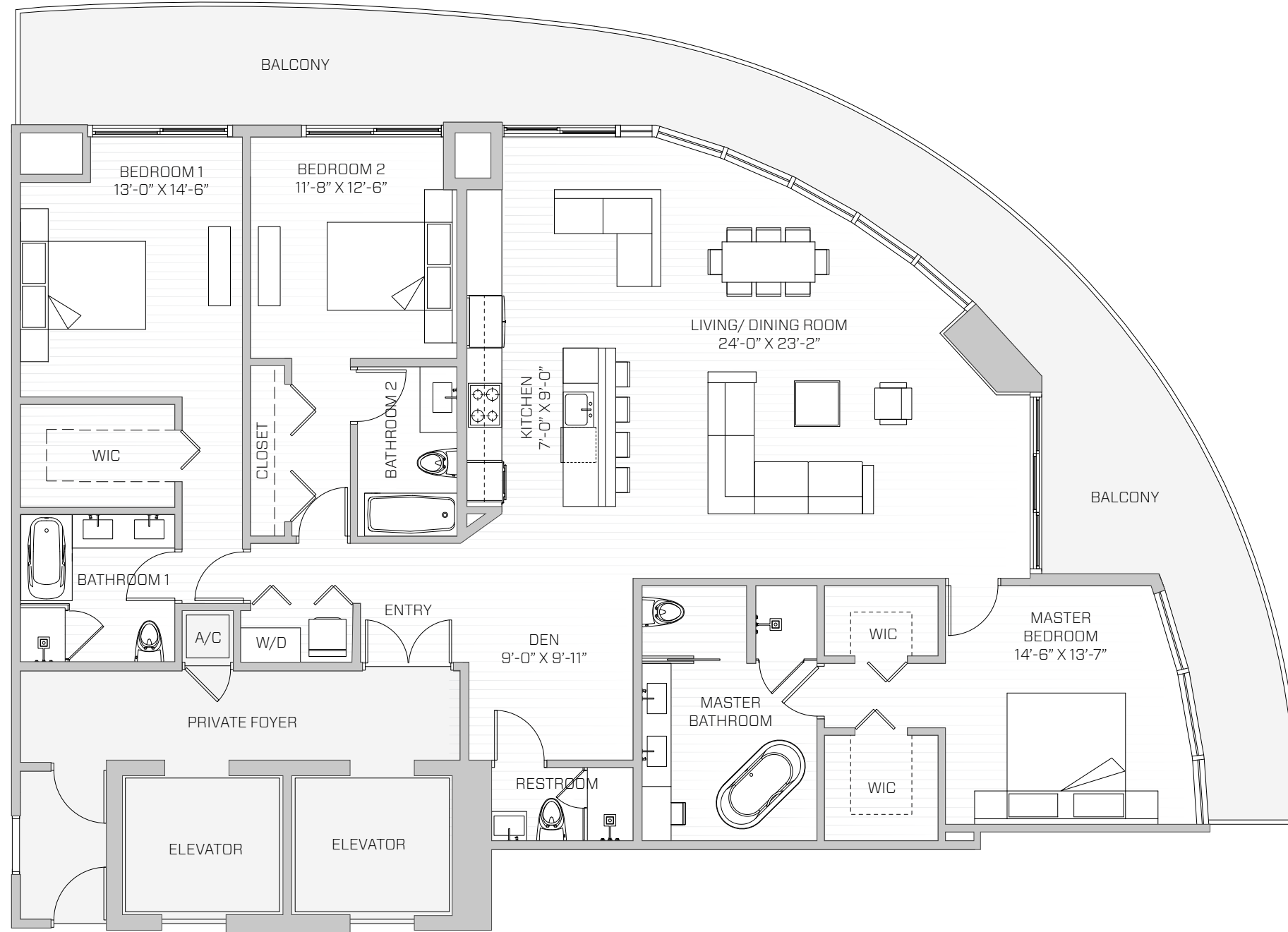
ON THE BAY  
MIAMI

---

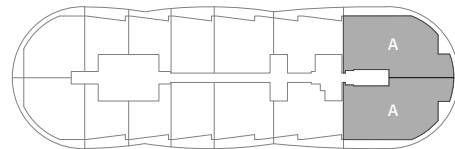
FLOORPLANS








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



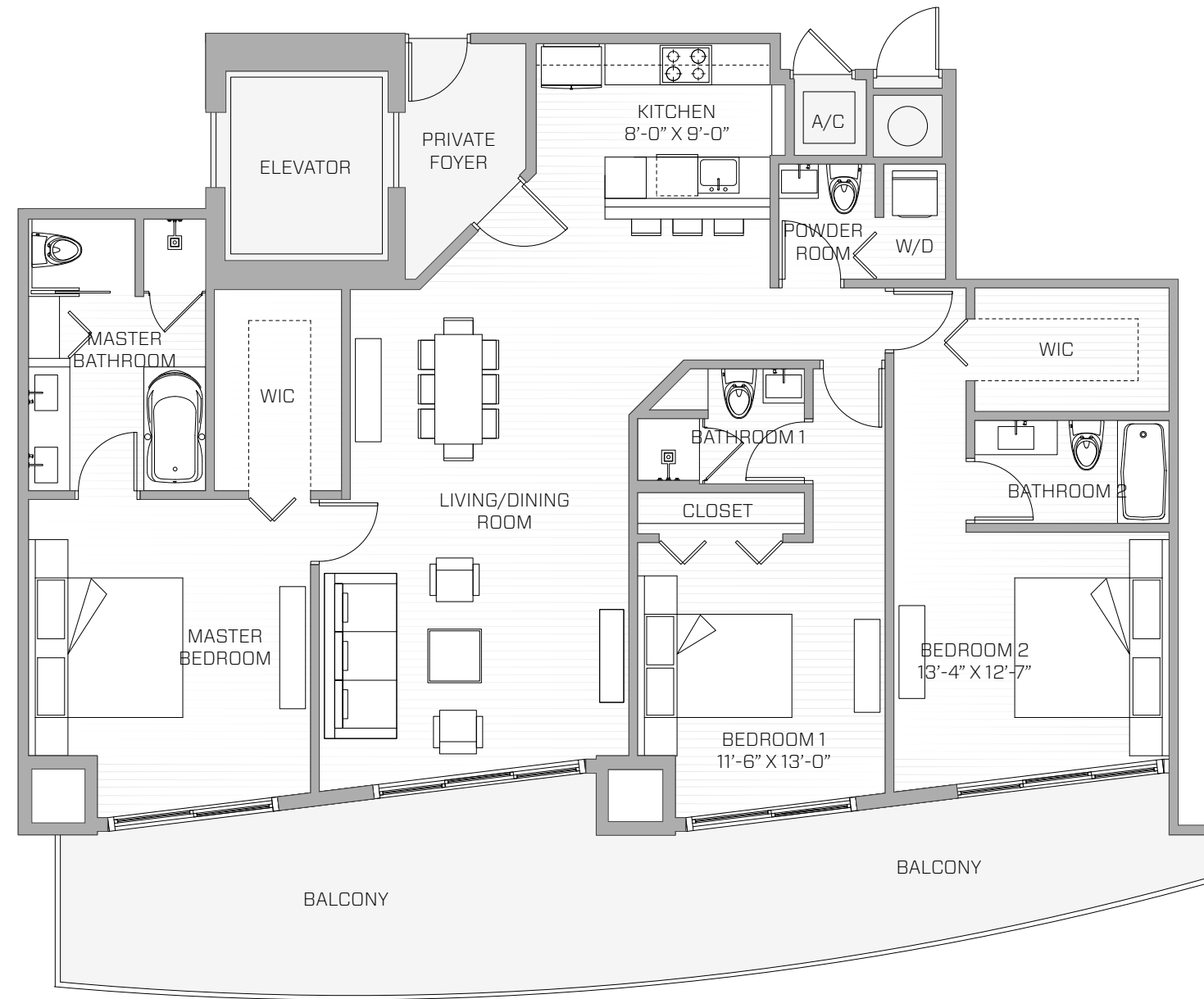
**AC**  
2,365 SQ. FT.  
220 SQ. MT.

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

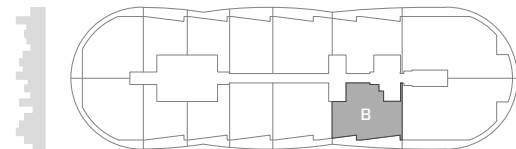
**TOTAL AREA**  
3,035 SQ. FT.  
282 SQ. MT.

 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 B**  
3 Bed / 3.5 Bath

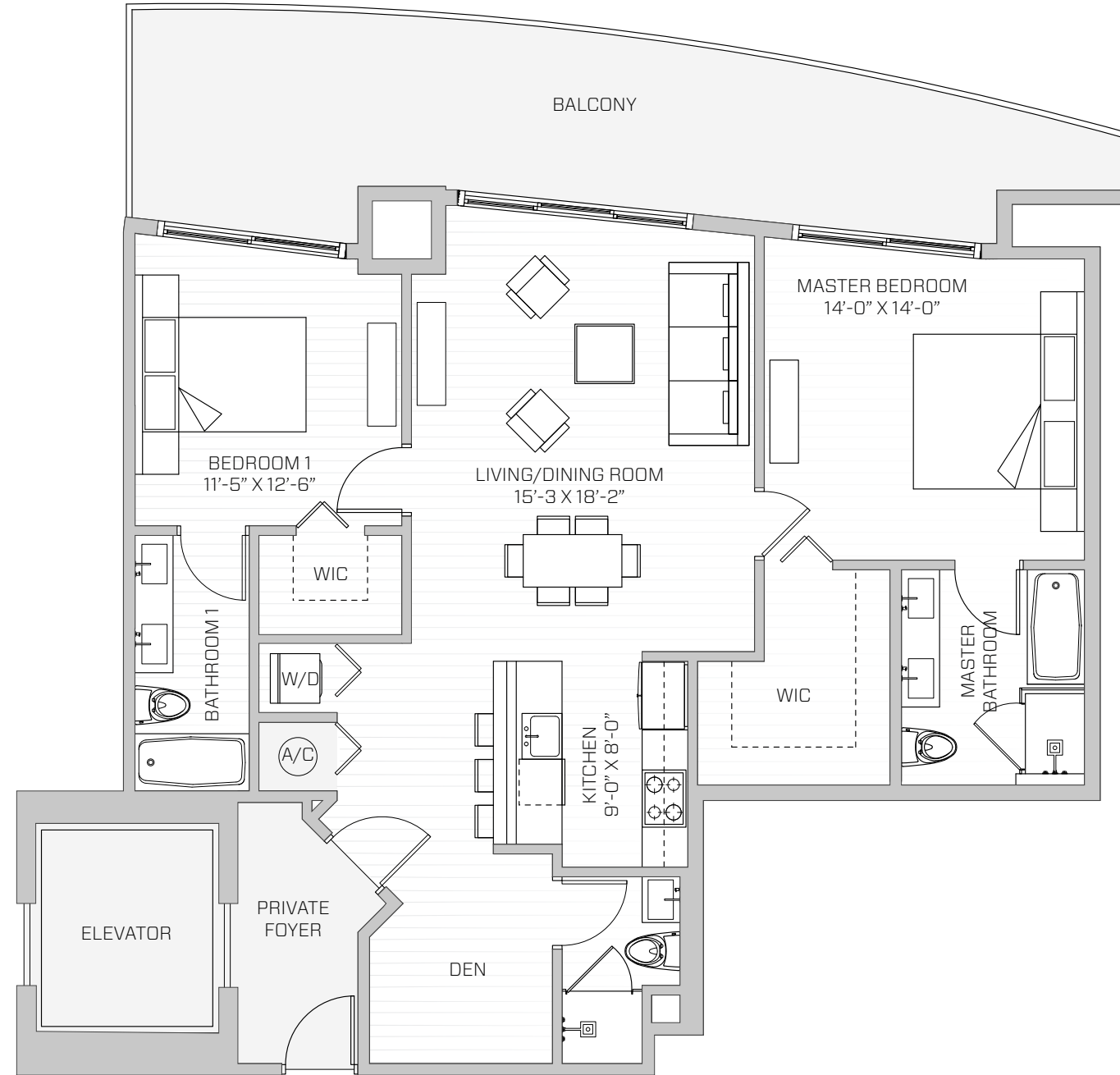


**AC**  
1,819 SQ. FT.  
169 SQ. MT.

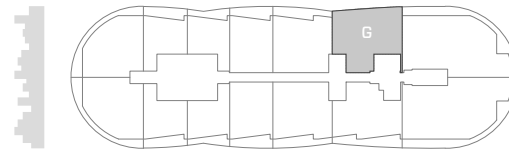
**BALCONY**  
321 SQ. FT.  
30 SQ. MT.

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

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 G**  
2 Bed / 3 Bath + Den

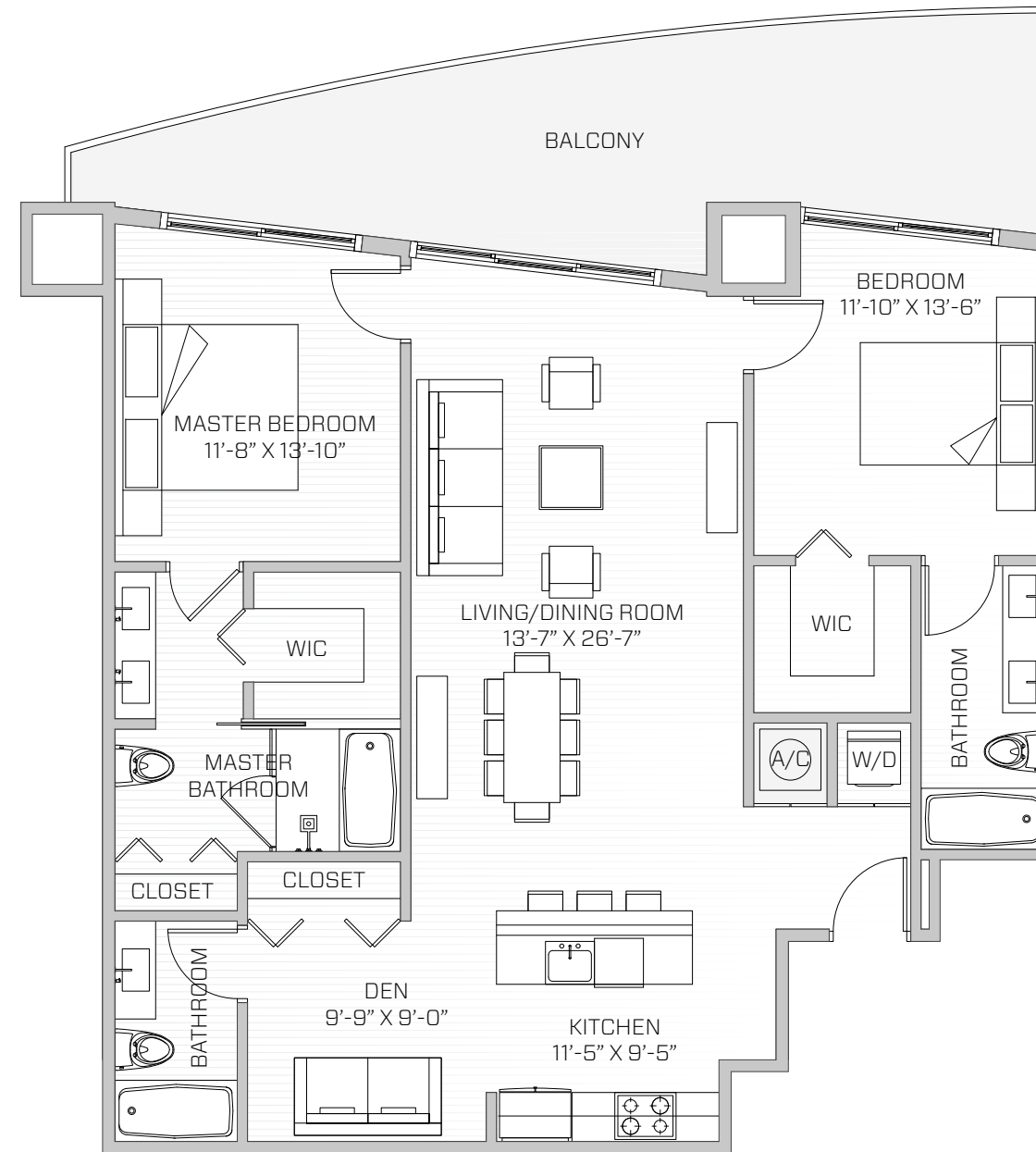


**AC**  
1,371 SQ. FT.  
127 SQ. MT.

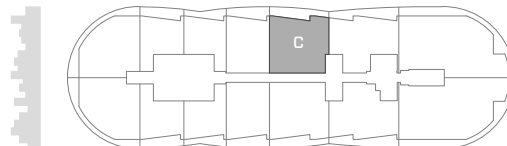
**BALCONY**  
325 SQ. FT.  
30 SQ. MT.

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

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 C**  
2 Bed / 3 Bath + Den

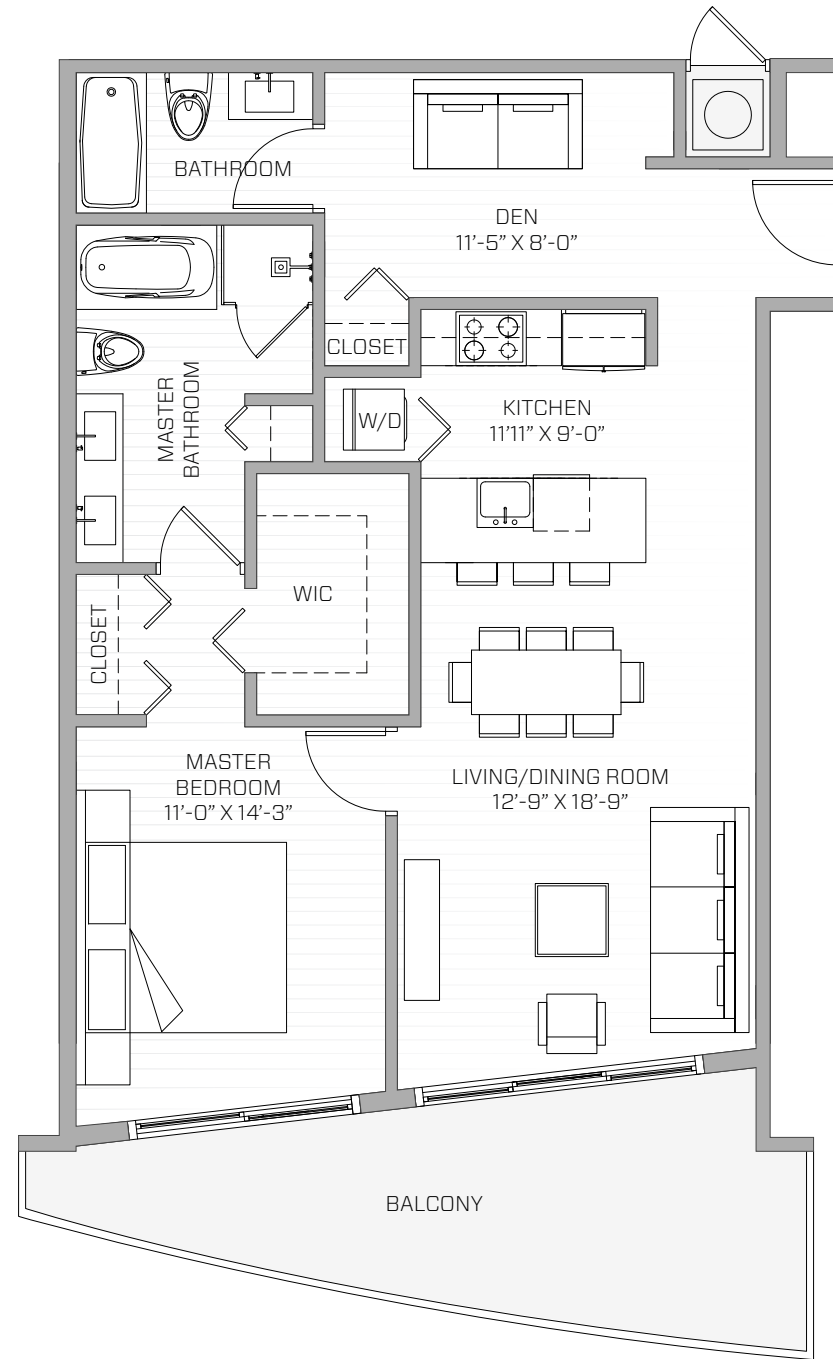


**AC**  
1,394 SQ. FT.  
129 SQ. MT.

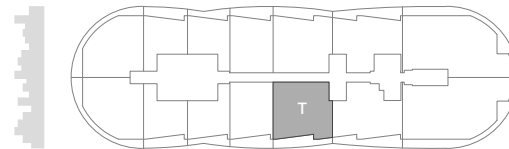
**BALCONY**  
340 SQ. FT.  
32 SQ. MT.

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

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 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.

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 D**  
1 Bed / 2 Bath + Den

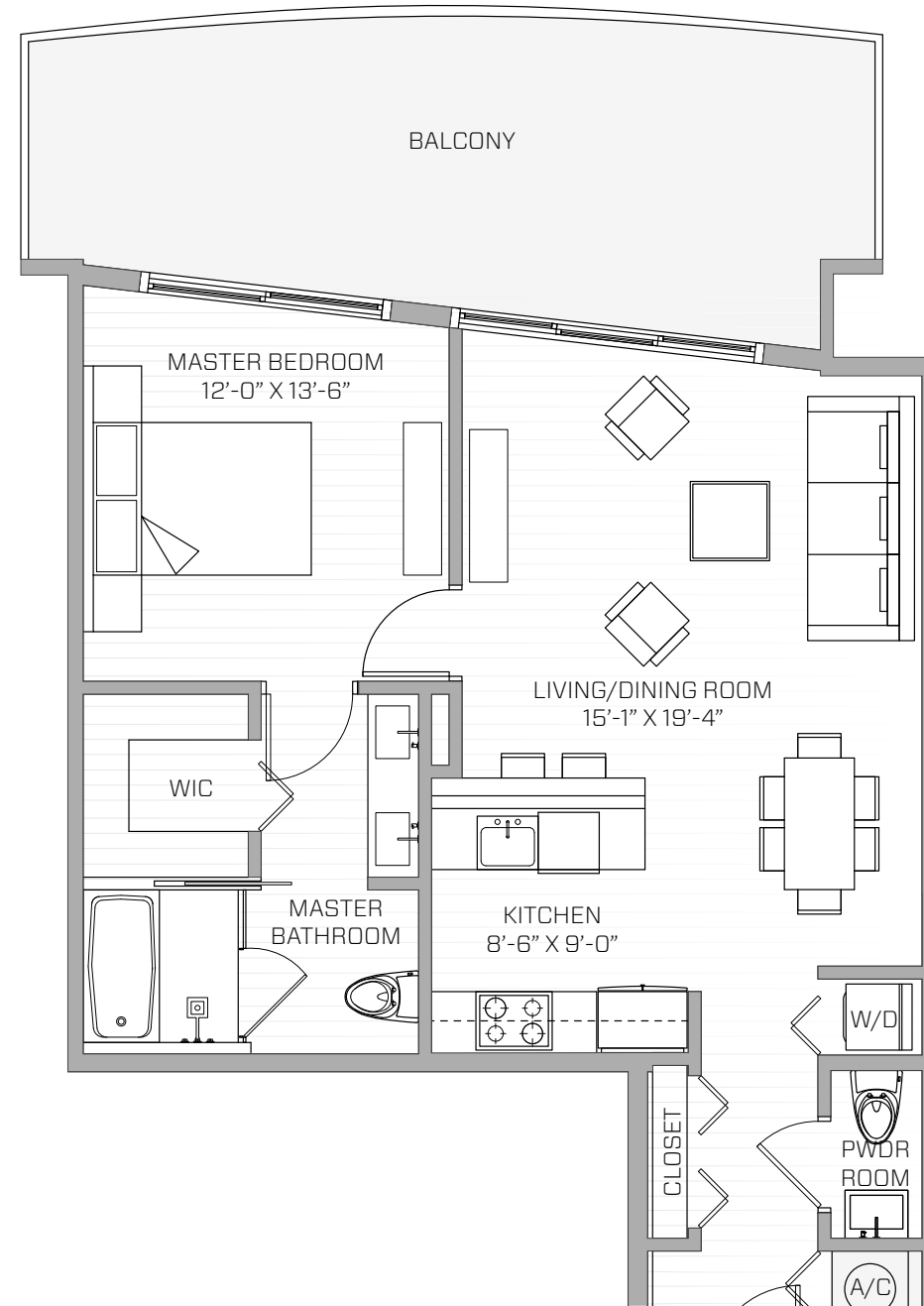


**AC**  
1,038 SQ. FT.  
96 SQ. MT.

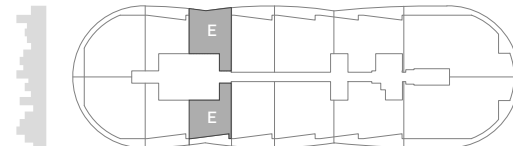
**BALCONY**  
200 SQ. FT.  
19 SQ. MT.

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

 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 E**  
1 Bed / 1.5 Bath

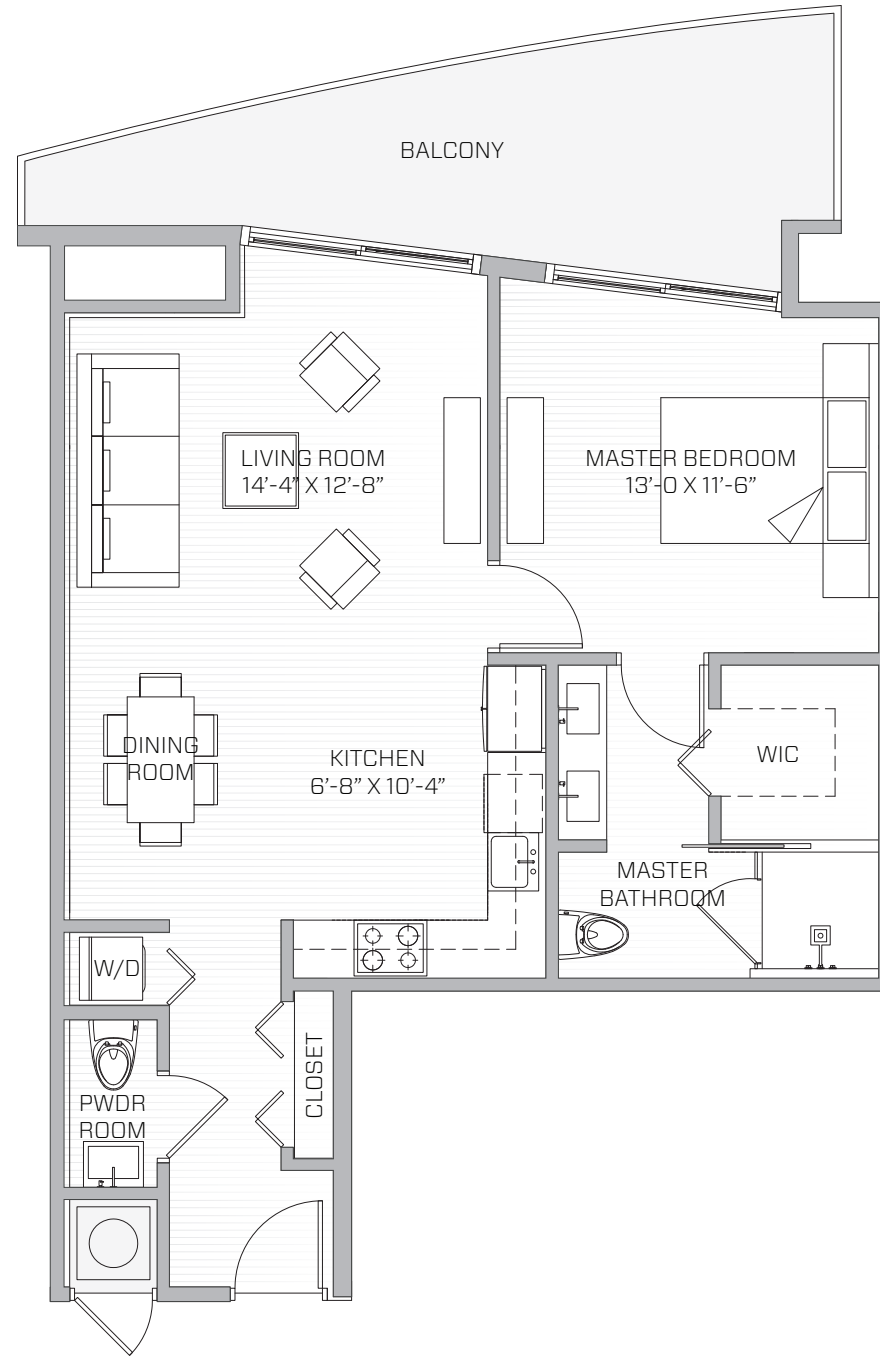


**AC**  
813 SQ. FT.  
75 SQ. MT.

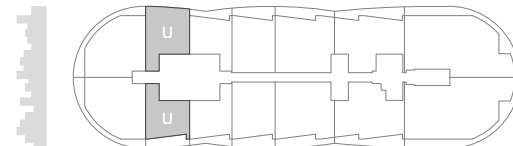
**BALCONY**  
280 SQ. FT.  
26 SQ. MT.

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

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 U**  
1 Bed / 1.5 Bath

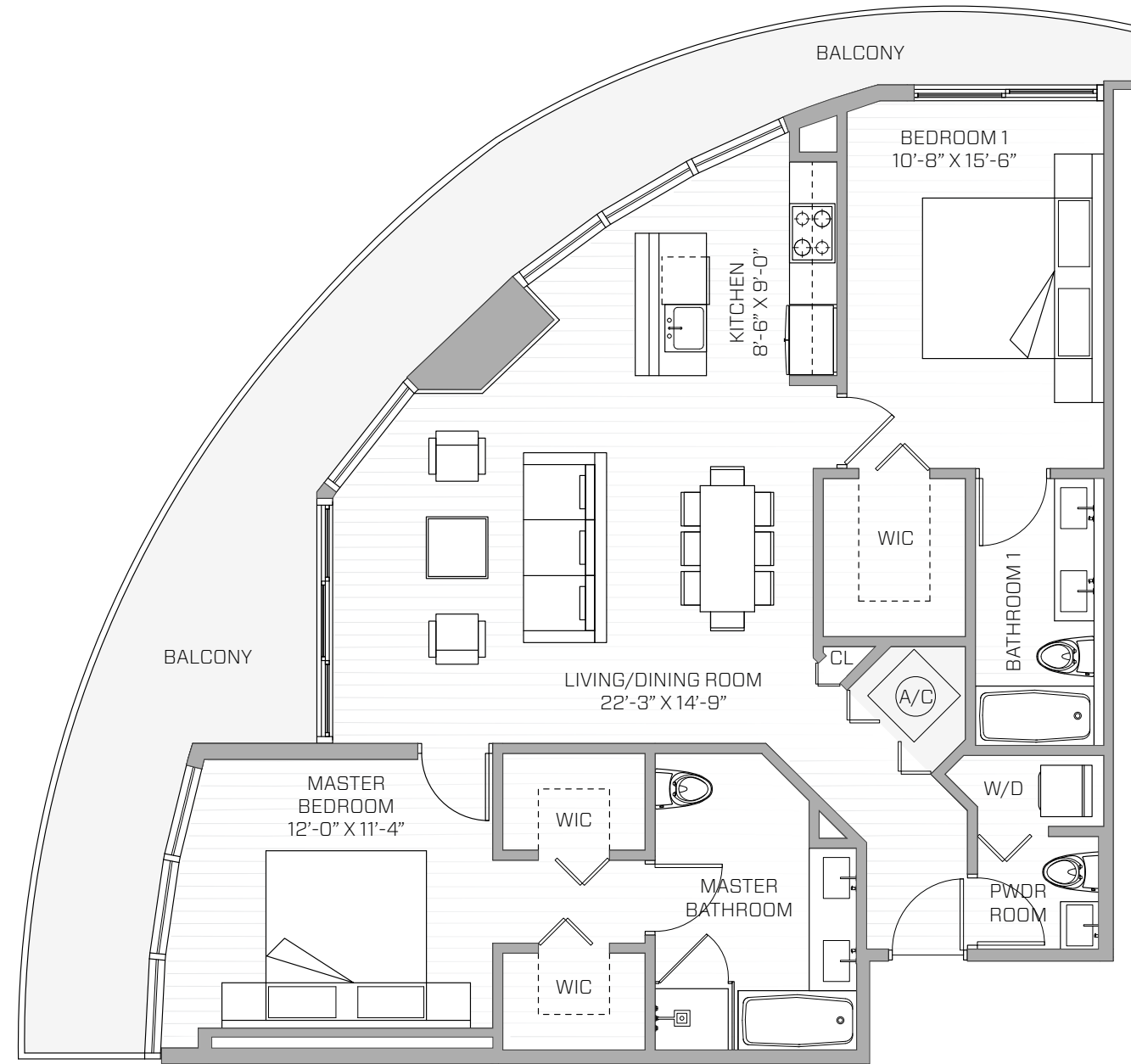


**AC**  
880 SQ. FT.  
82 SQ. MT.

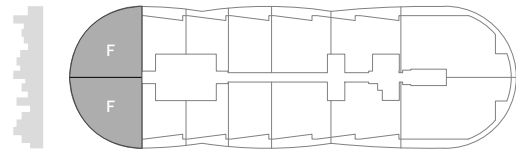
**BALCONY**  
280 SQ. FT.  
26 SQ. MT.

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

 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 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.

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.



ARIA

ON THE BAY  
MIAMI

---

VIEW

ARIA  
ON THE BAY  
MIAMI







Melo Group is a father-and-son team committed to high quality, affordable construction. Their 50 year expertise spearheaded by Jose Luis Melo, father; has inspired sons, Carlos and Martin Melo, to build and deliver quality buildings in the Miami Biscayne Corridor and Brickell area since 2001. With 10 buildings under their belt and more to come, Melo Group is the builder of choice in the upcoming “East Edgewater” residential neighborhood of Miami.

Melo Group’s keen insight to Miami’s up and coming locations of choice has given way to the realization of Bay House Miami, the next luxury Building in the Art and Entertainment district of Miami better known to locals as “East Edgewater.” Bay House Miami residences’ distinctive bay view location is in the heart of Miami’s urban residential growth, where development is underway for the new generation of restaurants, entertainment and shopping.

This is where Melo Group is going... straight into the future of Miami’s residential expansion where the cultural and arts growth of the city know no limits...

*“The balcony shapes also re-orient the unit views to the waterfront. They create vantage points to the park and the bay as well as to the city skyline.”*

*~ Carlos Melo  
Director of The Melo Group*

## BRICKELL FINANCIAL DISTRICT

ONE PLAZA (2009)

OAK PLAZA (2012)

## DOWNTOWN MIAMI

FLAGLER ON THE RIVER (2014) 1800 BISCAYNE PLAZA (2005)



**ARIA**  
ON THE BAY  
MIAMI

22 BISCAYNE BAY (2003)

SKYVIEW (2013)

**WYNWOOD**

23 BISCAYNE BAY (2012)

**BAY  
HOUSE**  
MIAMI RESIDENCES

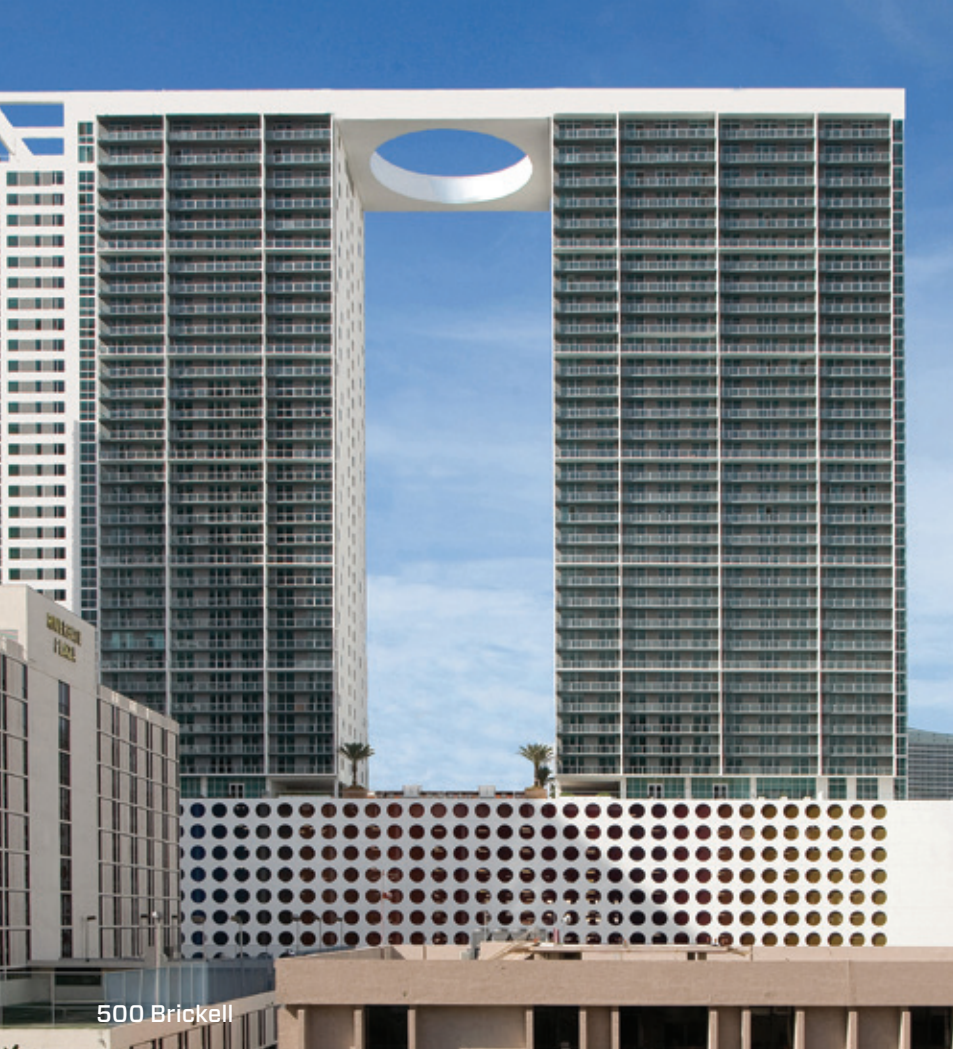
**MIDTOWN  
MIAMI**

25 BISCAYNE PLAZA (2007)

SECOND PLAZA (2011)

**MIAMI  
DESIGN  
DISTRICT**





500 Brickell



Blue Condominium



Oceana Bal Harbour



icon brickell

Architecture By

# **ARQUITECTONICA**

*“Two blocks north of the Adrienne Arsht Center for the Performing Arts, Aria’s semi-circular balconies make reference to those inside the classic opera houses. They playfully stagger creating a series cylinders in performance. The arrangement could also be interpreted as a musical score, or a series of curves dancing to a tune.”*

*~ Bernardo Fort-Brescia  
Founding Principal of Arquitectonica*



Epic



Quantum on the Bay



Grovenor House



St. Regis

Exclusive Marketing and Sales By



*"Buyers, both here and abroad, are recognizing the value of owning a residence in a neighborhood that is centrally located and surrounded by some of Miami's highest-end restaurants and shopping"*

*- Alicia Cervera Lamadrid  
Managing Partner at Cervera Real Estate*

## ariaonthebay.com

### Site Location

1770 North Bayshore Drive, Miami, FL 33132  
info@ariaonthebay.com

### Sales Center

250 NE 25 Street, Suite 101, Miami, FL 33137  
305 573 0666

Development by



Architecture by

**ARQUITECTONICA**

Exclusive Marketing & Sales by



OBTAIN THE PROPERTY REPORT REQUIRED BY FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY.



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING 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 THE DEVELOPER TO A BUYER OR LESSEE.

THIS PROJECT HAS ONLY BEEN REGISTERED IN THE STATE OF FLORIDA AND NO OTHER STATE OR COUNTRY. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN STATES OR COUNTRIES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE.

Actual views may vary. Any views shown cannot be relied upon as the actual view from any particular unit within the condominium.

We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, or national origin.

The sketches, renderings, graphic materials, feature plans and specifications described herein are proposed only, and the developer reserves the right to modify, revise or withdraw any and all of the same in its sole discretion and without prior notice.

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of CT, ID, NJ, NY and OR, unless registered or exemptions are available, or in any other jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions 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. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of furniture, appliances, counters, for coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein. Consult your Agreement and the Prospectus for the items included with the Unit. Dimensions and square footage are approximate and may vary with actual construction. Any and all references to, and/or renderings of Museum Park and/or Resorts World Miami and other proposed projects depicted are proposed only, are not constructed, and are not being developed by the Developer of Aria on the Bay. As such, the Developer has no control over those projects and there is no guarantee that they will be developed, or if so, when and what they will consist of. The information provided here in regarding, Museum Park or other proposed projects depicted was obtained from newspaper articles and other public information and Developer makes no representations as to same. Attractions and areas referenced and/or identified OFF-SITE IN THIS PUBLICATION, ARE not controlled by the Developer. They are accurate as of the date of this publication, however there is no guarantee that they will continue to exist or that there won't be changes and/or substitutions of same. Melo Group is not the project developer. This Condominium is being developed by Bayshore Plaza I, LLC ("Developer"), which has a limited right to use the trademarked names and logos of Melo Group. Pursuant to a license and marketing agreement with Bayshore Plaza I, LLC. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by the Melo Group and you agree to look solely to Developer (and not to Melo Group and/or any of its affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium. The project graphics, renderings and text provided herein are copyrighted works owned by the developer.

Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer. All prices are subject to change at any time and without notice, and do not include optional features or premiums for upgraded units. From time to time, price changes may have occurred that are not yet reflected on this brochure. Please check with the sales center for the most current pricing.