

IT ALL
STARTS
HERE

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.

501
FIRST
RESIDENCES

501 NE 1st Ave.
Miami



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.

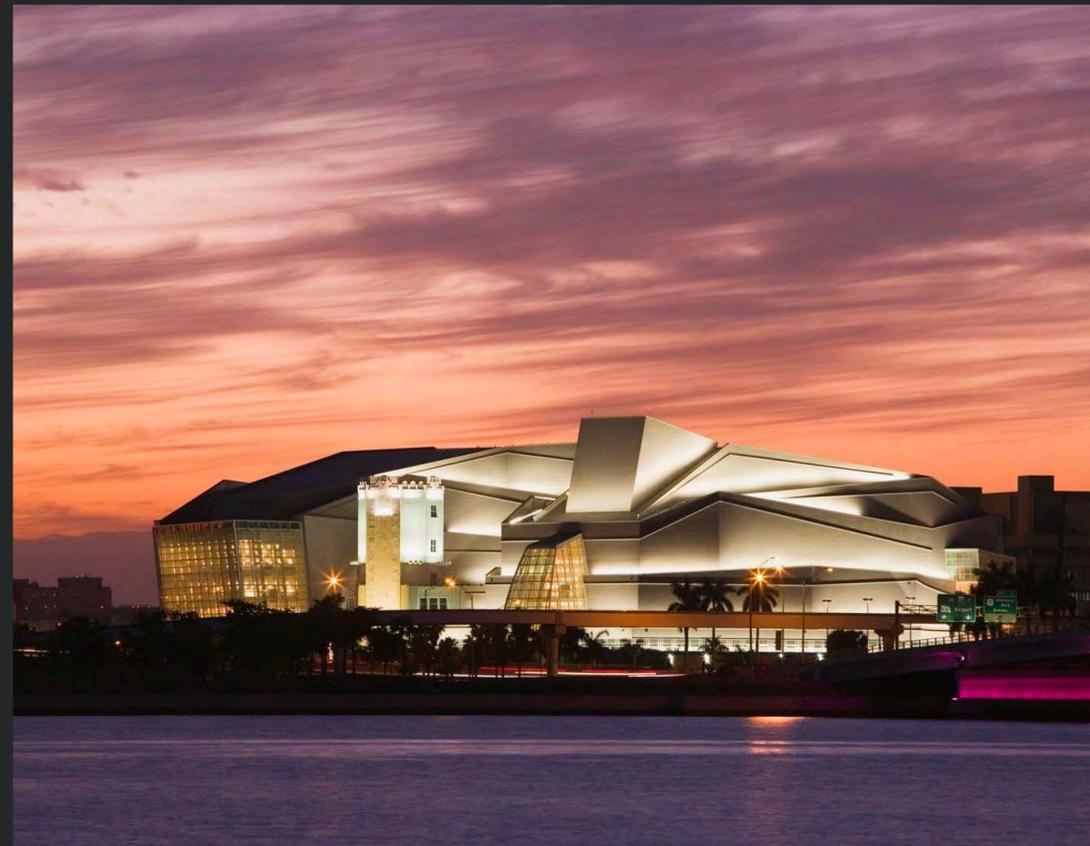
ADRIENNE ARSHT CENTER

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 WORLD CENTER

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.

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SOARING GLOBAL APPEAL

With its magnetic appeal, Miami has always served as a haven for those seeking both adventure and relaxation. Now with its thriving tech community and growing cache of innovative start-ups, Miami is quickly becoming a global hub for businesses that are making a mark. This unique dynamic of global business in an unmatched setting makes Miami the ultimate global destination.



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



501 FIRST RESIDENCES

- 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

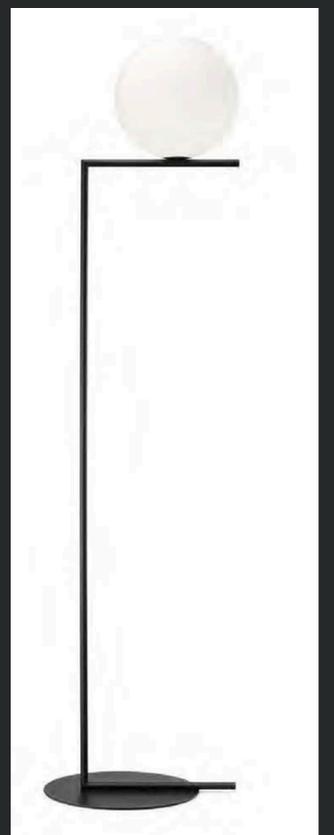
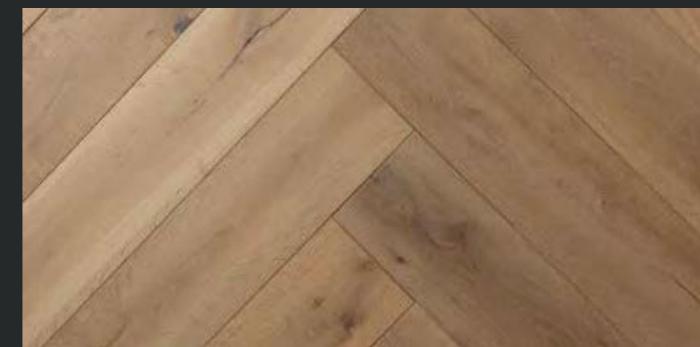
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501 NE 1st Ave.
Miami

THE ENTRANCE

- + Elegant porte-cochère with 24/7 valet service upon entry
- + Mid-century, modern-inspired interior finishes and furniture in residential lobby with 25' ceiling heights
- + Ground level food and beverage concept
- + Secure bicycle storage in enclosed and air-conditioned space
- + Centrally-located personal storage for all owners





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FOOD & BEVERAGE

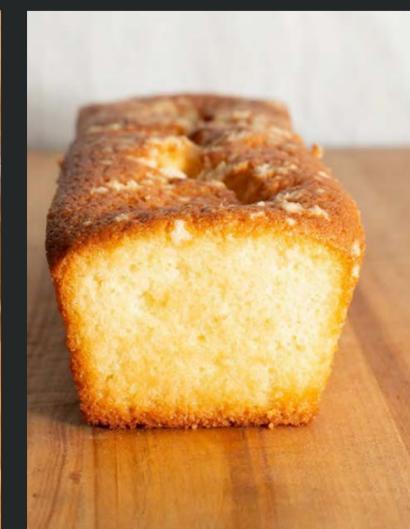
Ground floor bistro and bar helmed by GPG Hospitality, one of New York City's premier restaurateurs. They are dedicated to providing extraordinary hospitality through fresh, delicious food and superior service. GPG Hospitality currently manages:

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

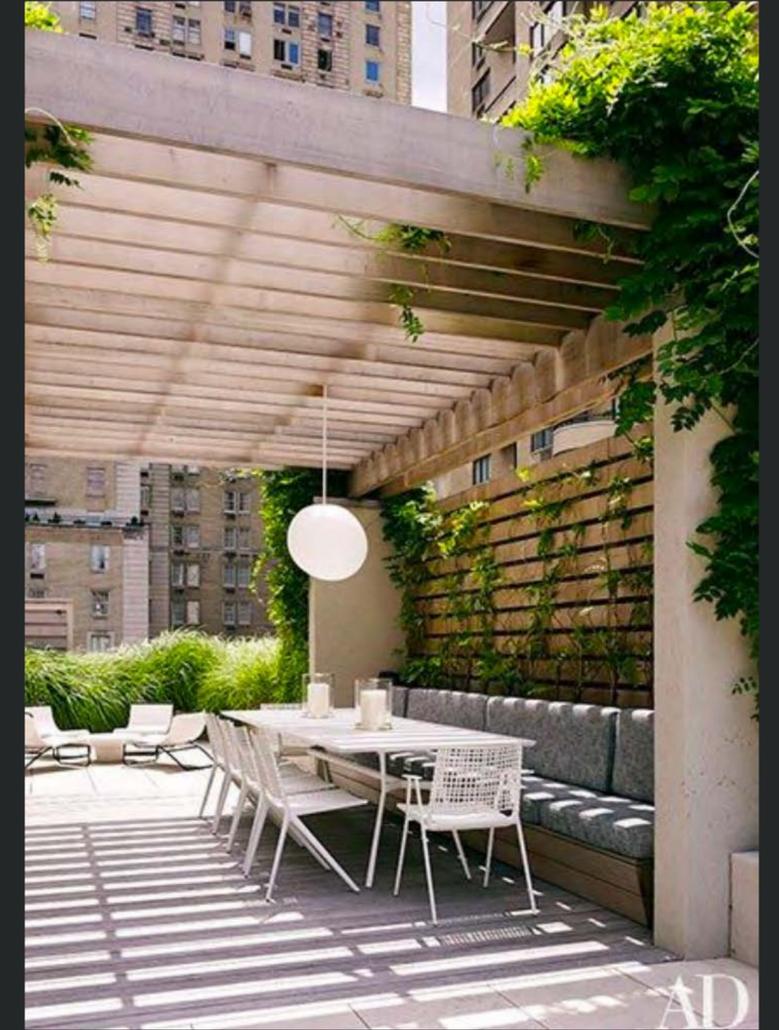
Two level, double-height amenity area
encompassing over 20,000 SF of interior and
exterior recreational uses featuring 360-views.



ROOFTOP POOL DECK

First-of-its-kind rooftop deck:

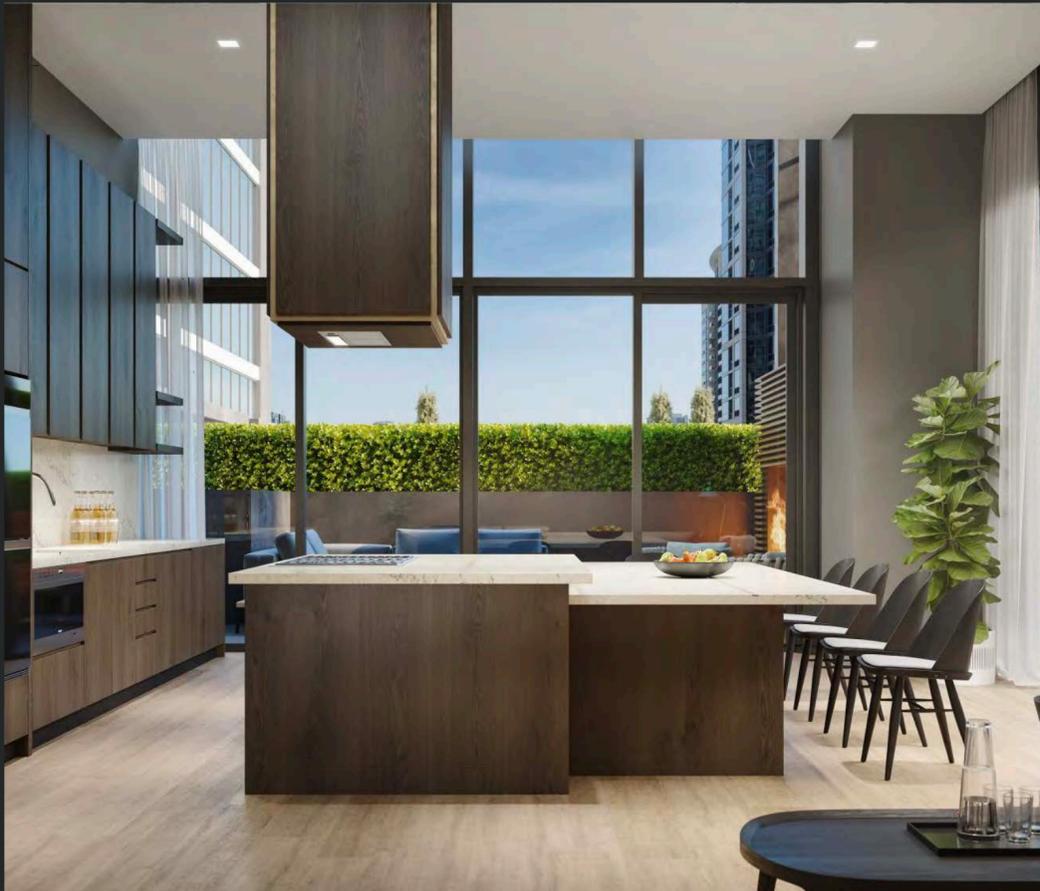
- + 75-foot resort-style lap pool
- + Hot hydrotherapy bath
- + North-facing private rooftop movie theatre experience
- + Grill & Chill on the Sunrise and Sunset Decks
- + Outdoor Game Lawn



VIP LIVING ROOM

Amenity space dedicated to your social life, including:

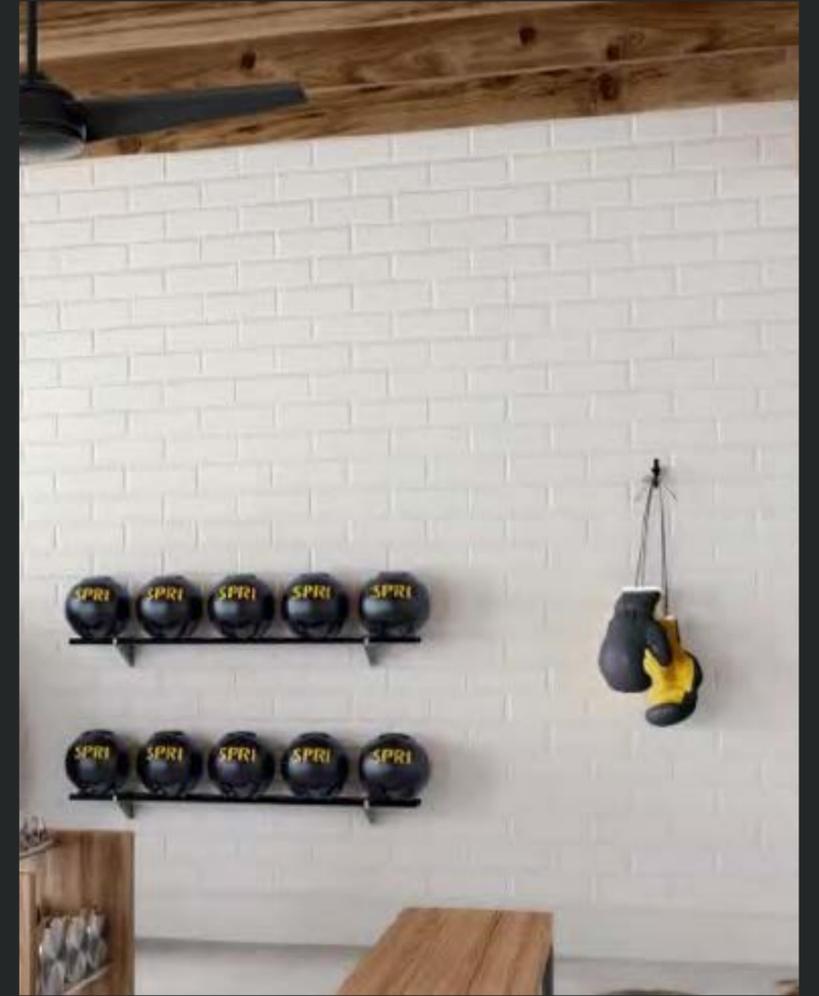
- + Private club suite with game tables
- + Entertainment chef's kitchen
- + Media Room & Library with expansive cultural offerings
- + Greenhouse, an urban oasis featuring soothing greenery and plants year-round to relax and unwind at your leisure



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.

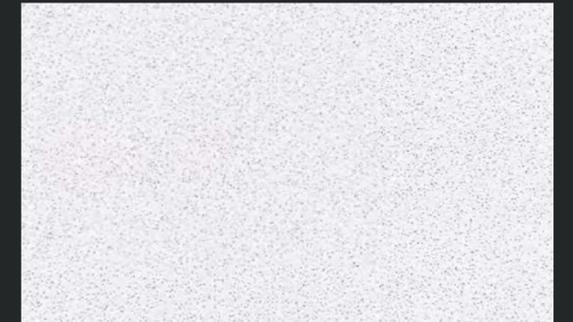
- + State-of-the-art indoor gym
- + Yoga/meditation
- + Private fitness training rooms
- + Sunrise terrace with stunning views



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



IF YOU PREFER SELF MANAGEMENT.... TAKE YOUR PICK OR DO IT YOUR SELF

NO RENTAL RESTRICTIONS
RENT BY THE DAY | 365 DAYS A YEAR

- | | |
|-----------------------------|-------------------|
| 01 ONEFINESTAY | 19 HOTELS.COM |
| 02 AIRBNB | 20 HOUSETRIP |
| 03 VRBO | 21 BEDYCASA |
| 04 TRIPADVISOR | 22 ROOMKEY |
| 05 BOOKING.COM | 23 THIRDHOME |
| 06 HOME AWAY | 24 EXPEDIA |
| 07 FLIPKEY | 25 9FLATS |
| 08 HOMESTAY | 26 PRICELINE |
| 09 HOUSE SITTING | 27 ORBITZ |
| 10 VILLAS DIRECT | 28 TRIVAGO |
| 11 VACATIONRENTALS.COM | 29 LATEROOMS.COM |
| 12 WIMDU | 30 HOTWIRE |
| 13 INTERHOME | 31 KAYAK |
| 14 EXECUSTAY | 32 TRAVELOCITY |
| 15 PERFECT PLACES THAT COME | 33 LASTMINUTE.COM |
| 16 VACATIONRENTALS.COM | 34 AGODA |
| 17 TURNKEY | 35 SPLENDIA |
| 18 ROOMARAMA | and many more... |



THE TEAM

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 Ardit 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
- 465 Pacific | Brooklyn, NY
- One Boerum Place | Brooklyn, NY
- The Bond | Washington, DC
- The Alden | Washington, DC



465 PACIFIC ST.



ONE BOERUM PLACE



YOTEL MIAMI



321 OCEAN

THE TEAM

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.

Most prestigious work in Miami included:

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

SANTA MARIA, BRICKELL



BRICKELL FLATIRON



THE BRISTOL TOWER, BRICKELL



THE AZURE, SURFSIDE



GROVENOR HOUSE, COCONUT GROVE



THE TEAM SHIM PROJECTS

SHIM PROJECTS is a highly specialized Interior Design and Design Direction studio that works with professional real estate developers, alluring consumer brands and specialty businesses. They understand how to integrate 'design' into development to create visually cohesive spaces and engaging experiences.

SHIM PROJECTS is currently working on a range of exciting projects including the transformation of Flamingo Point, in Miami Beach; several ground-up multi-family projects in growing cities and neighborhoods including North Druid Hills Atlanta, Creative Village Orlando, Downtown Miami, Wynwood and Edgewater; Paradise Farms, a 10-acre organic farm and luxury retreat in Homestead; Grown a 3,500 SF market and fully licensed restaurant in Miami Beach.

- Flamingo Point
- Bay Parc
- Flushing Commons
- 4th Street Commons
- Bebito's
- The Julian

FLUSHING COMMONS



4TH STREET COMMONS



FLAMINGO POINT



TANGRAM PENTHOUSE

BAY PARC

THE JULIAN

THE TEAM

Rutois International Realty

The Rutois International Realty team, led by its founder Mr. Daniel Rutois, has become the leader in sales of pre-construction projects in recent years. Representing the best developers in the country, with more units sold in projects than they accept to represent after a thorough analysis.

During 2014 /16, in only 3 projects - Mr. Rutois has individually sold over \$50,000,000.00 USD. This significant amount does not include sales made by his associates.

As you can see from browsing his website, there are very few projects we have agreed to represent in recent years. If a project or development is accepted, it will have the backing of a leading company with a representation like no other. This also adds the support of what today's media calls Mr. Daniel Rutois "the new Hispanic financial GURU of The United States".

Mr. Rutois has spent 29 years in representing investors from all over the world. Since the year 2001, he began making financial predictions. As of 2021, his word has grown to be unbelievably valuable.

Interested in learning more? www.Floridainvestments.com

Ask about the exclusive incentives, if you decide to invest
with our company!

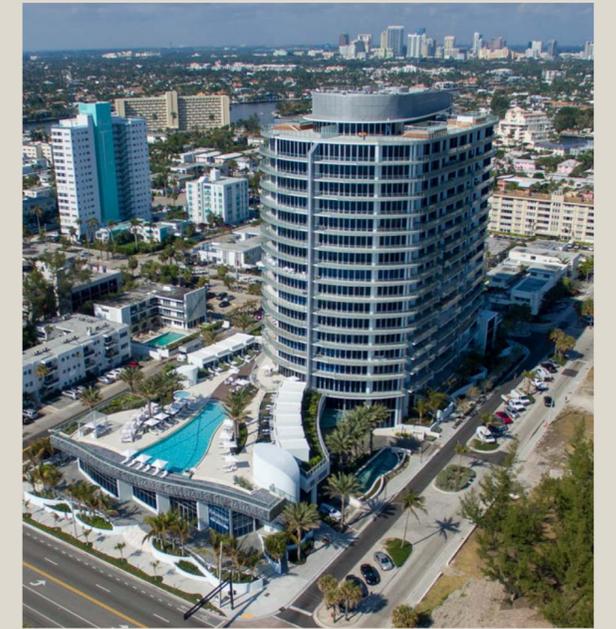
Contact us NOW!



YOTELPAD MIAMI



PARAMOUNT MIAMI WORLDCENTER



PARAMOUNT FORT LAUDERDALE



LEGACY HOTEL + RESIDENCES

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



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THE TOWER

Levels 12-36

14 UNITS

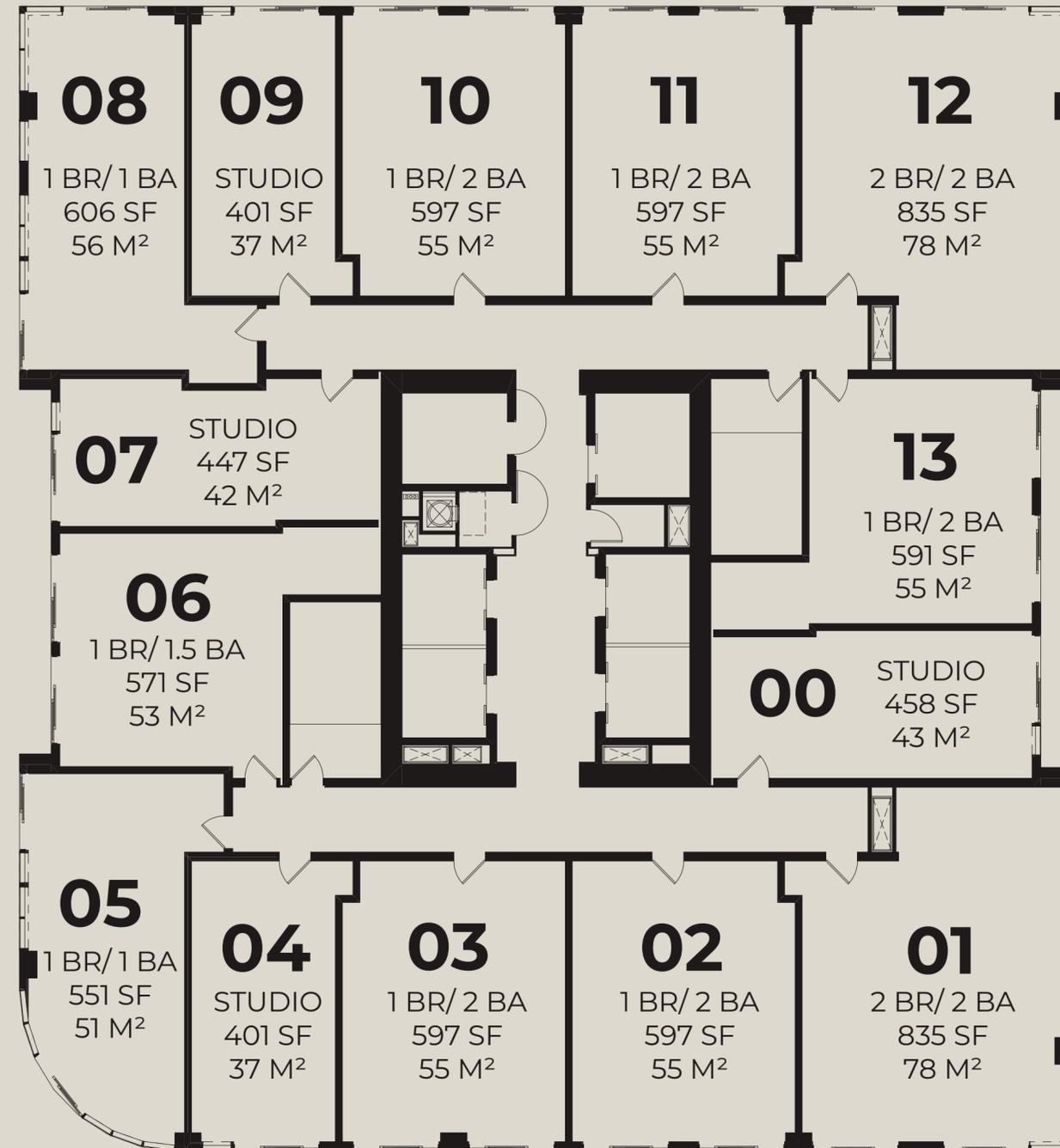
4 | Studios / 1 BATH

2 | 1 BD / 1 BATH

2 | 1 BD / 1.5 BATH

4 | 1 BD + DEN / 2 BATH

2 | 2 BD / 2 BATH

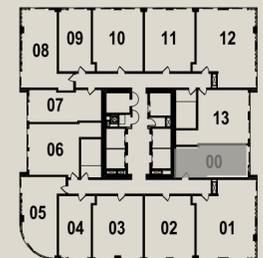
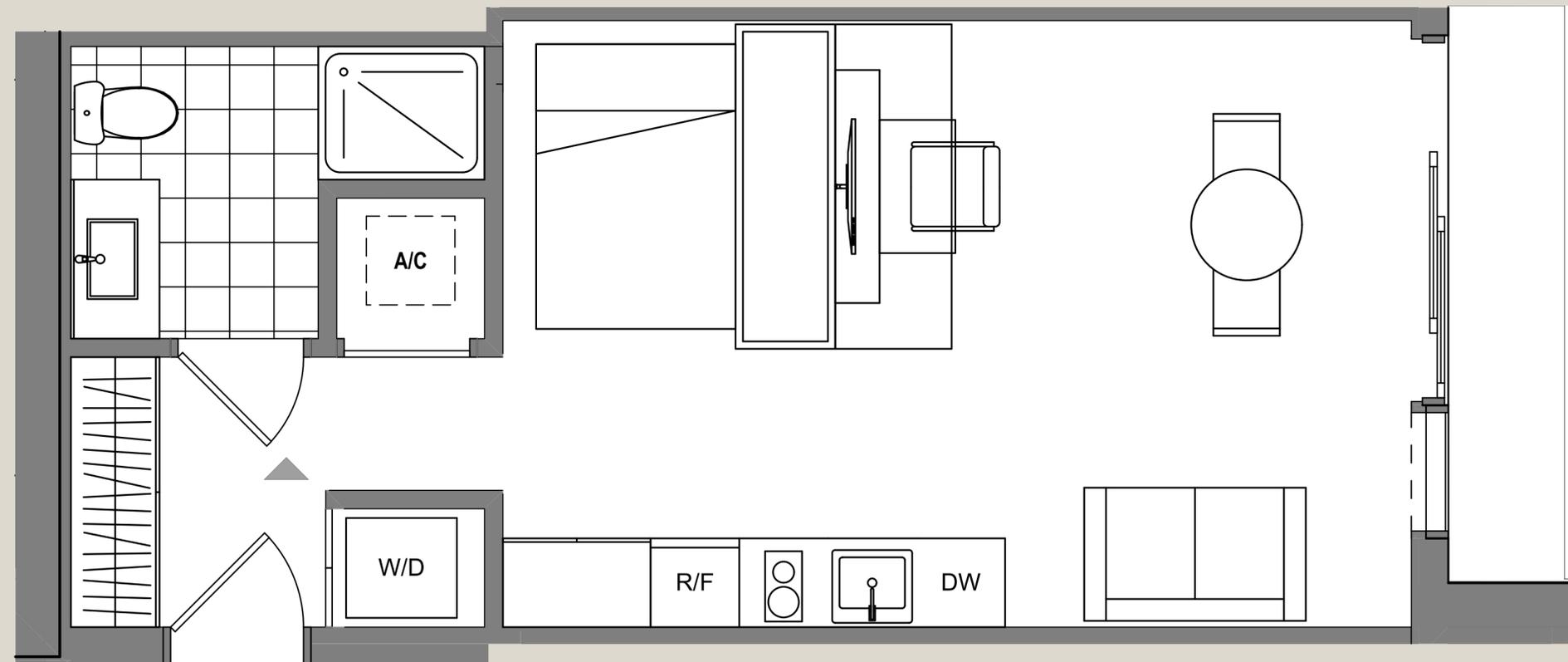


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THE RESIDENCES

UNIT 00

Studio / 1 Bath
458 sq. ft.
43 m²

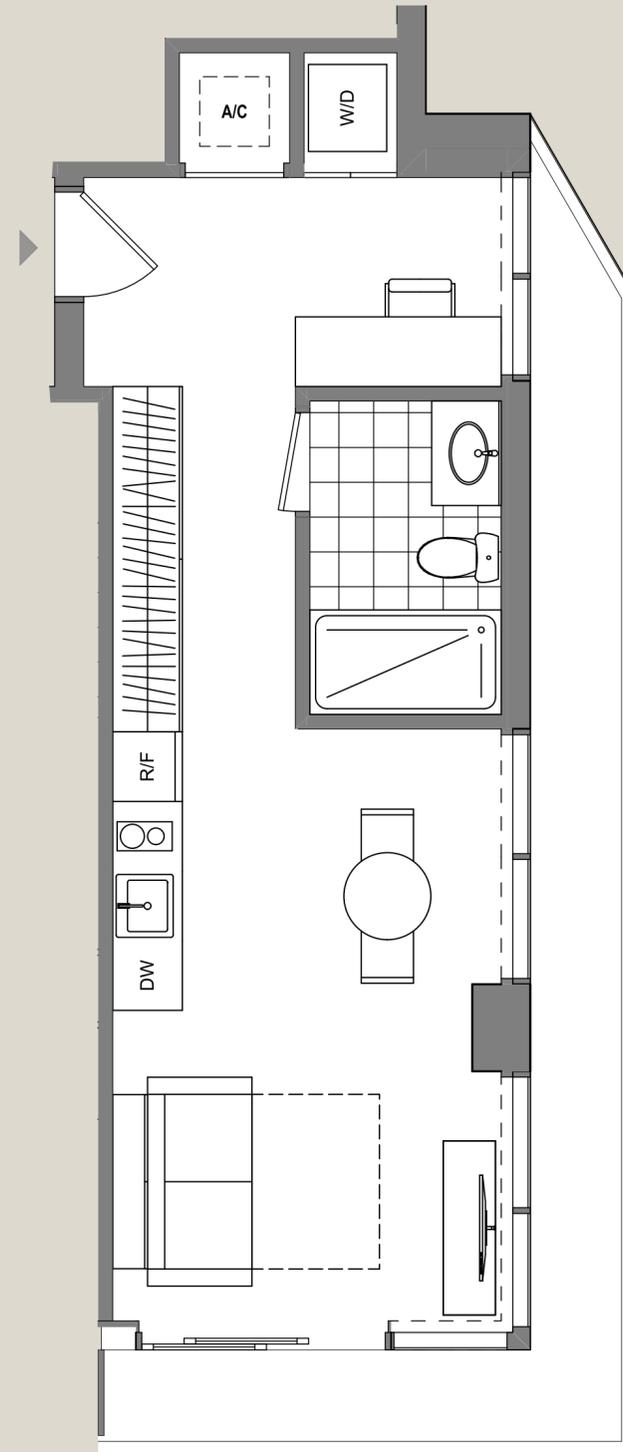


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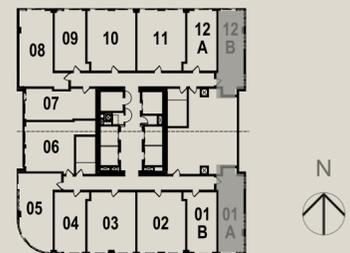
THE RESIDENCES

UNIT 01A/12B

Studio / 1 Bath
458 sq. ft.
43 m²



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RESIDENCES



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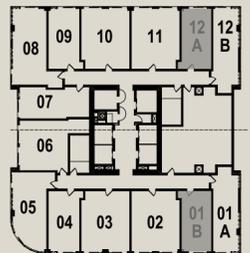
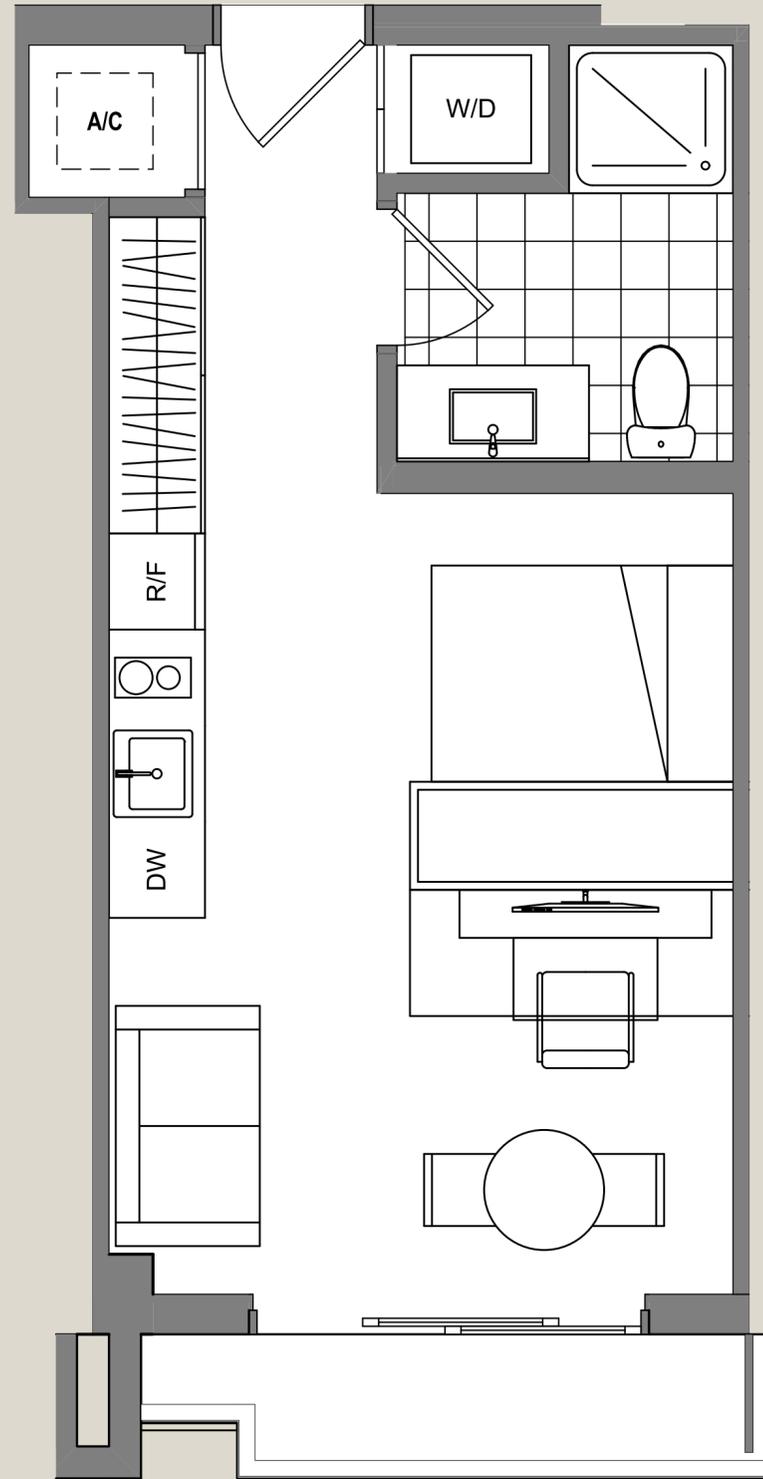
THE RESIDENCES

UNIT 01B/12A

Studio / 1 Bath
385 sq. ft.
36 m²



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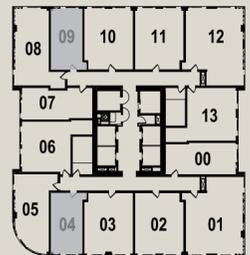
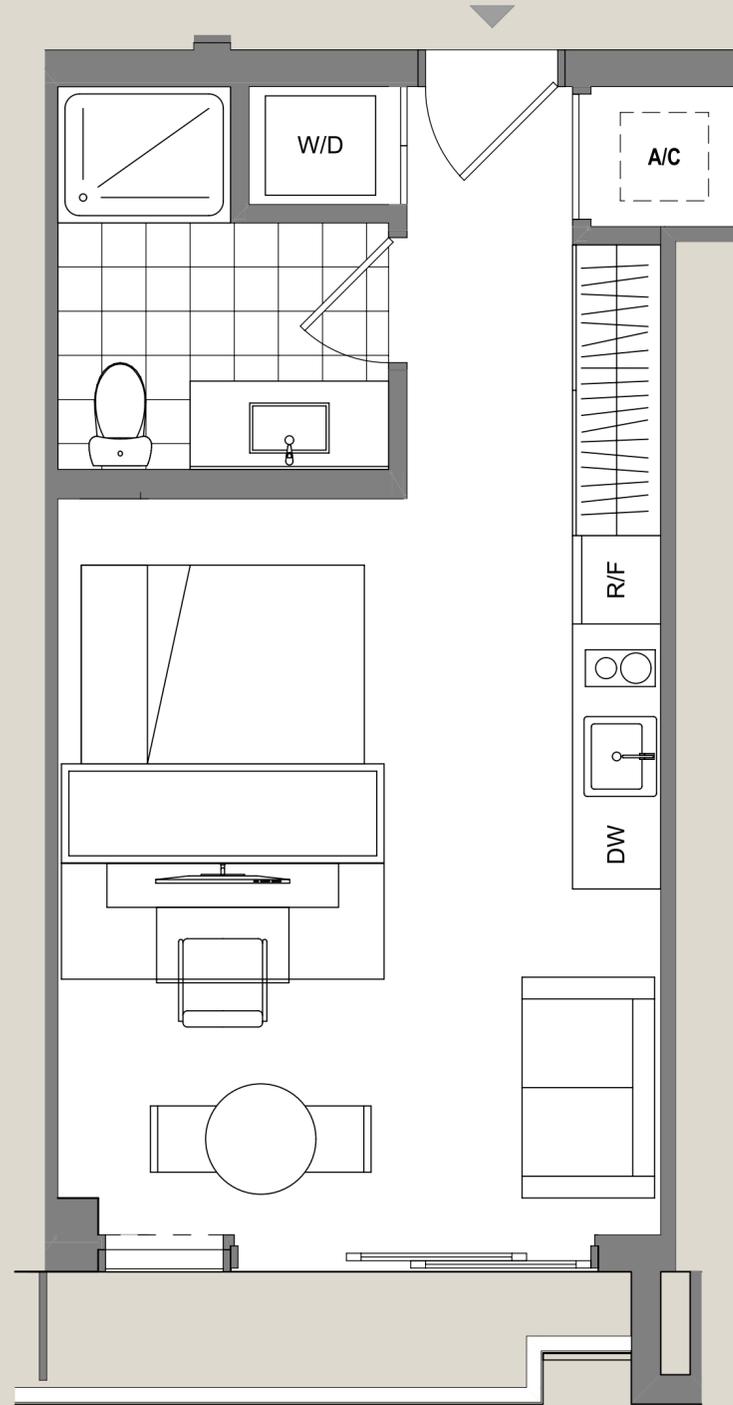
THE RESIDENCES

UNIT 04/09

Studio / 1 Bath
401 sq. ft.
37 m²



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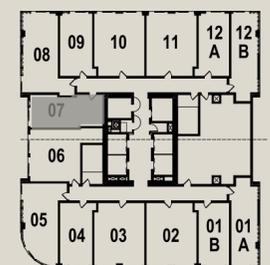
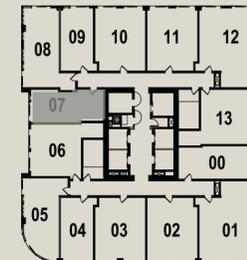
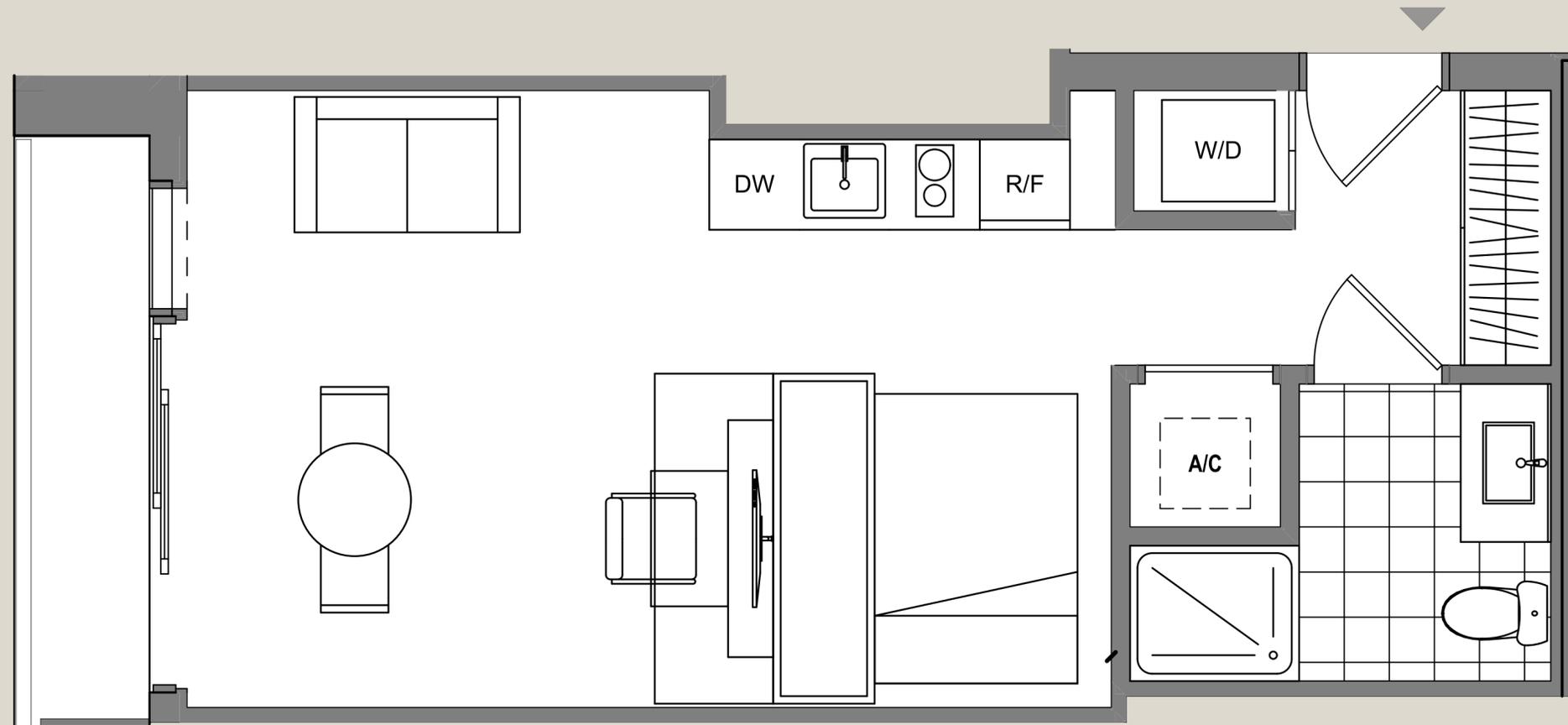


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THE RESIDENCES

UNIT 07

Studio / 1 Bath
447 sq. ft.
42 m²



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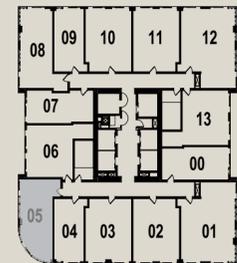
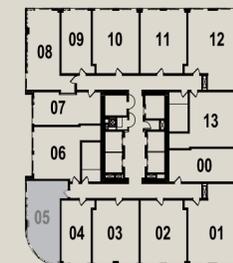
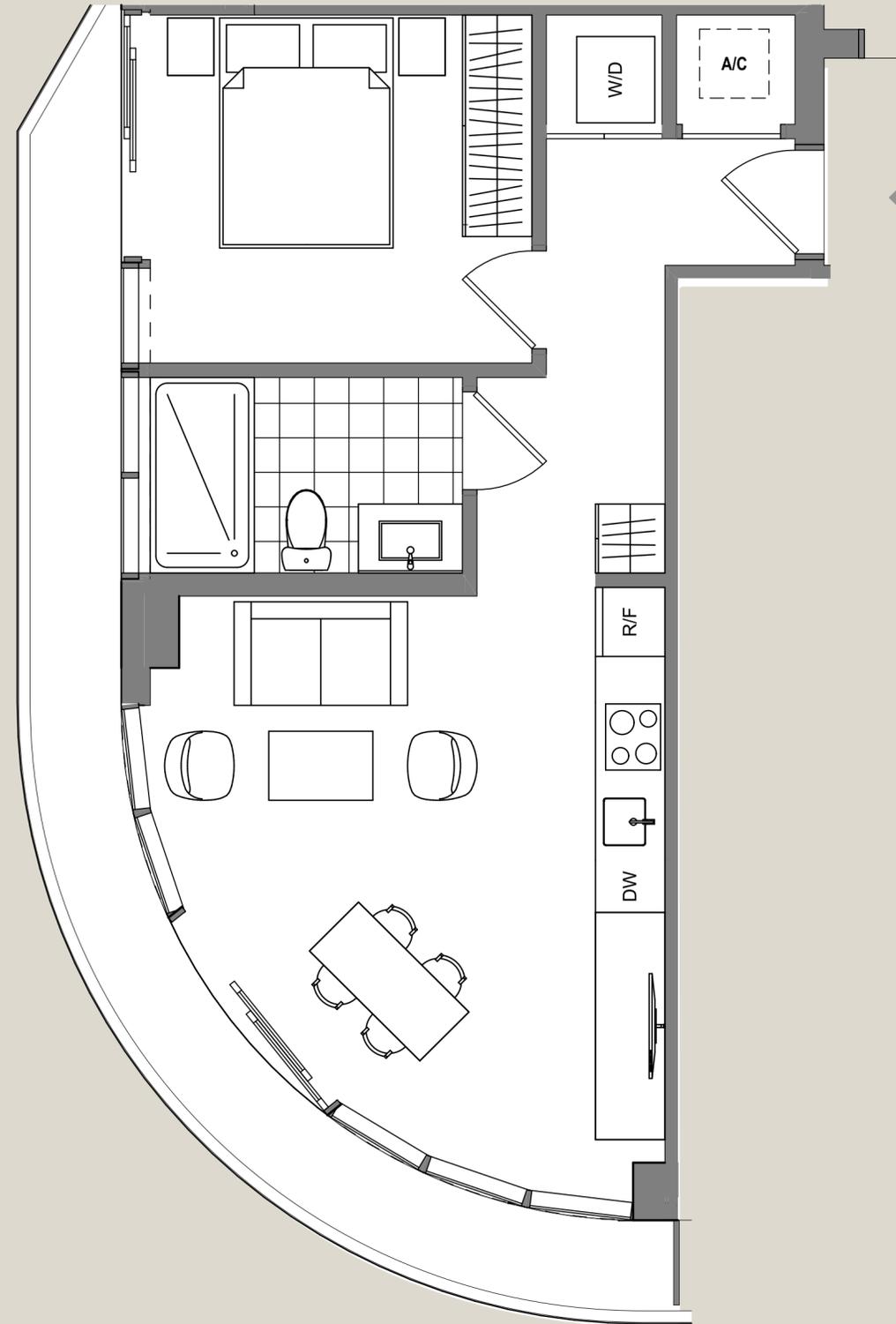
THE RESIDENCES

UNIT 05

1 Bed / 1 Bath
551 sq. ft
51 m²



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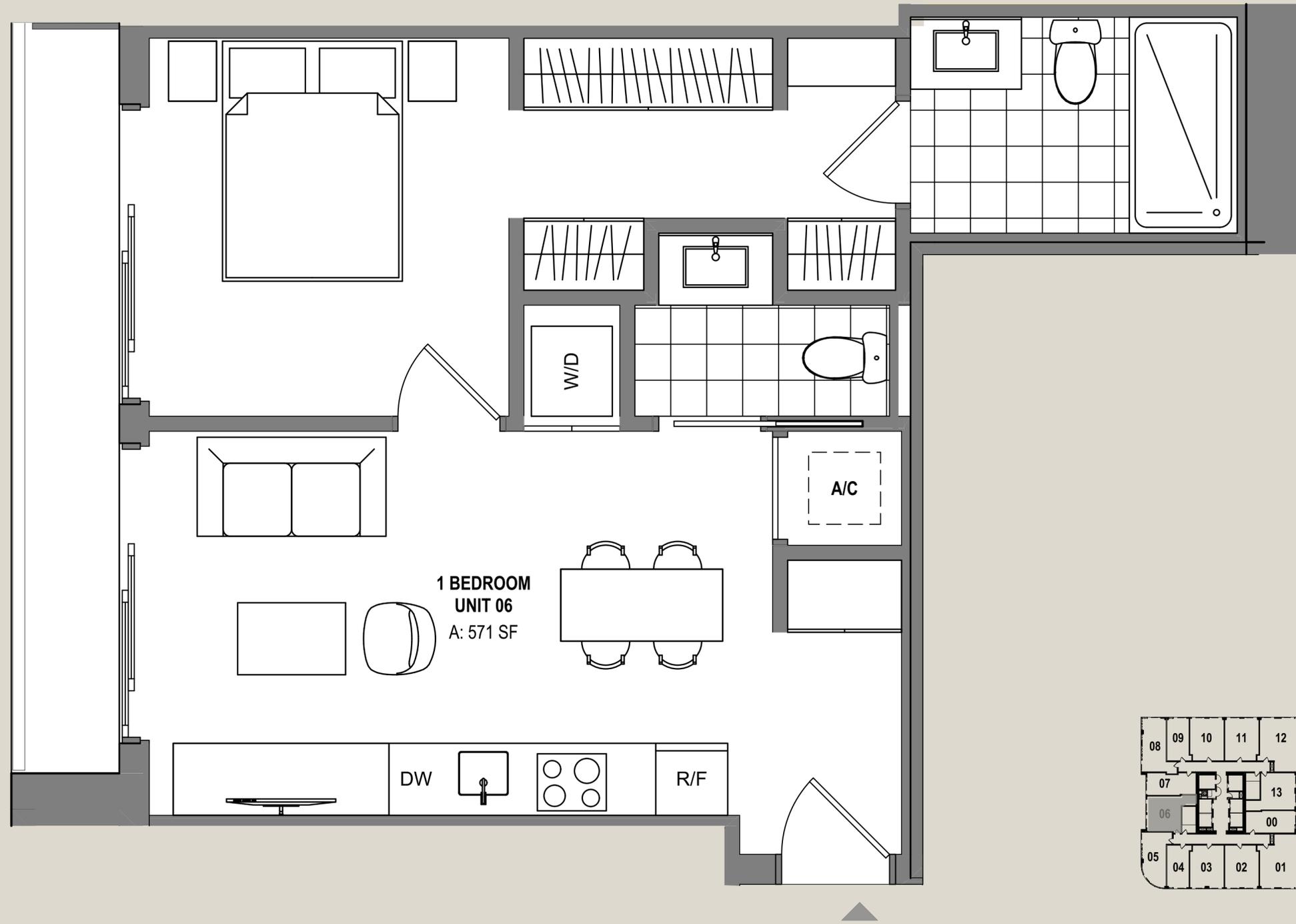


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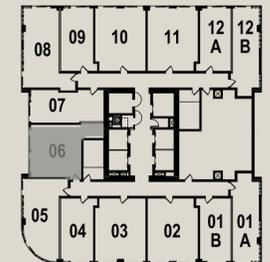
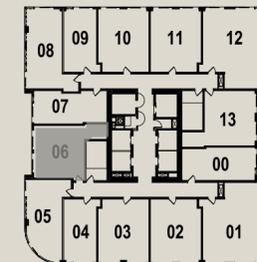
THE RESIDENCES

UNIT 06

1 Bed / 1.5 Bath
 571 sq. ft
 53 m²



**1 BEDROOM
 UNIT 06**
 A: 571 SF

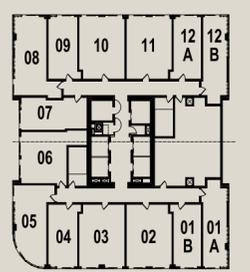
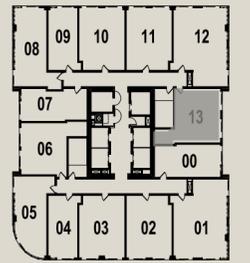
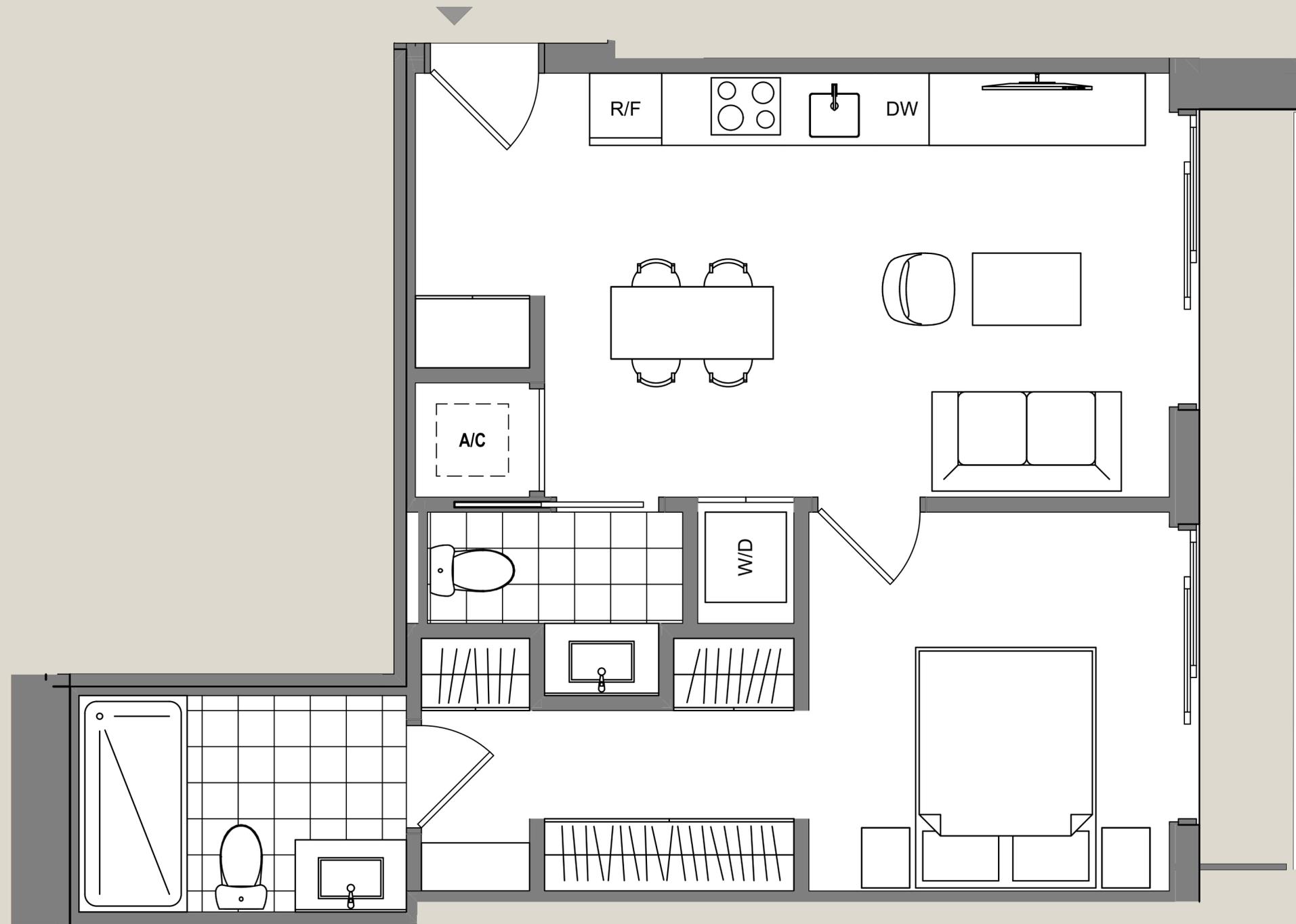


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THE RESIDENCES

UNIT 13

1 Bed / 1.5 Bath
 591 sq. ft.
 55 m²

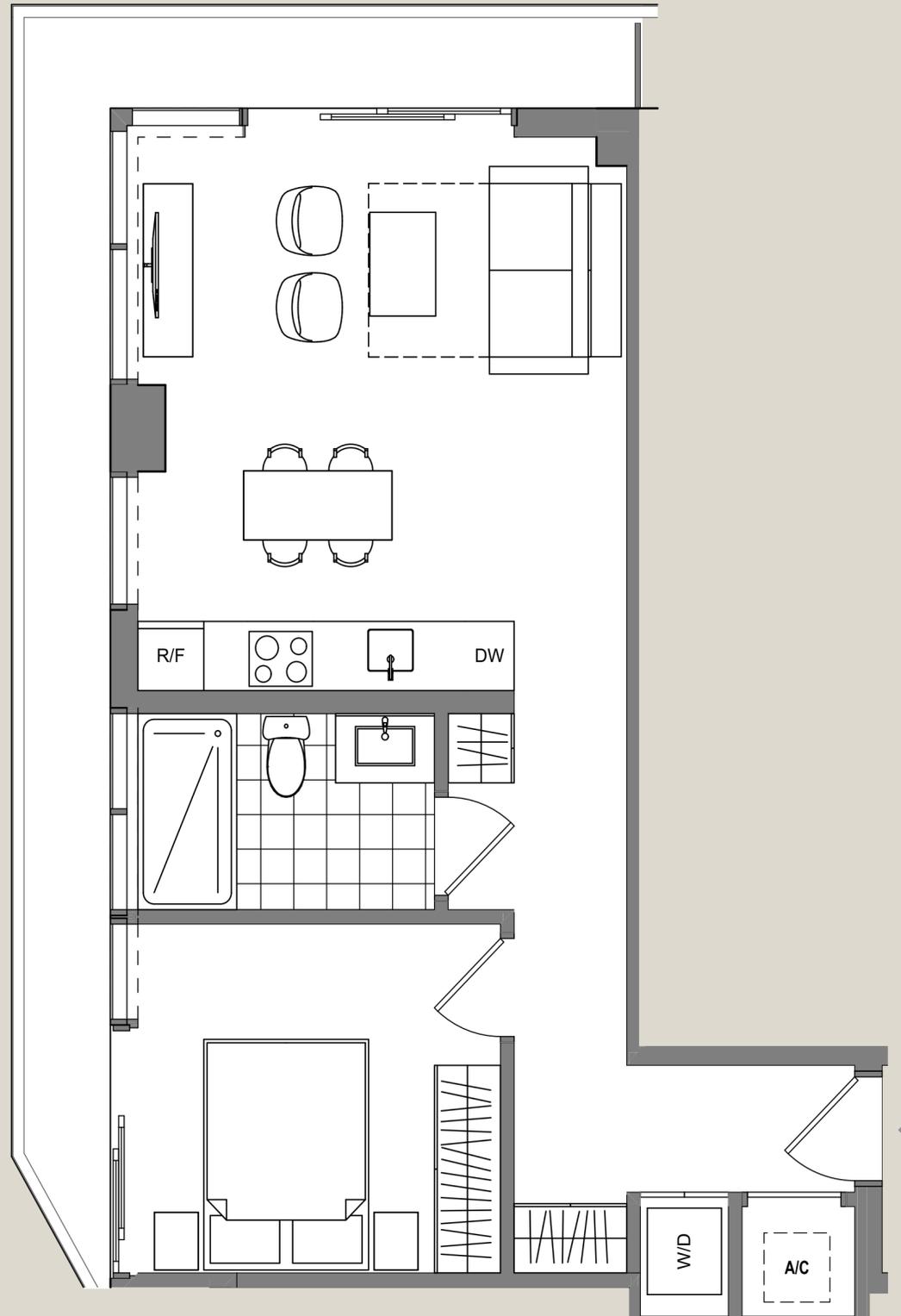


These drawings are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. Units shown are examples of unit types and may not depict actual units. Stated square footages are ranges for a particular unit type and are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the area 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 interior structural components). Note that measurements of rooms set forth on this floorplan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regards for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

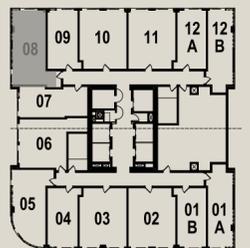
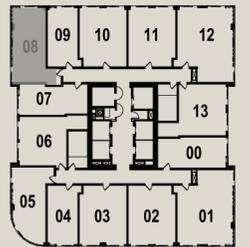
THE RESIDENCES

UNIT 08

1 Bed / 1 Bath
606 sq. ft.
56 m²



501
FIRST
RESIDENCES

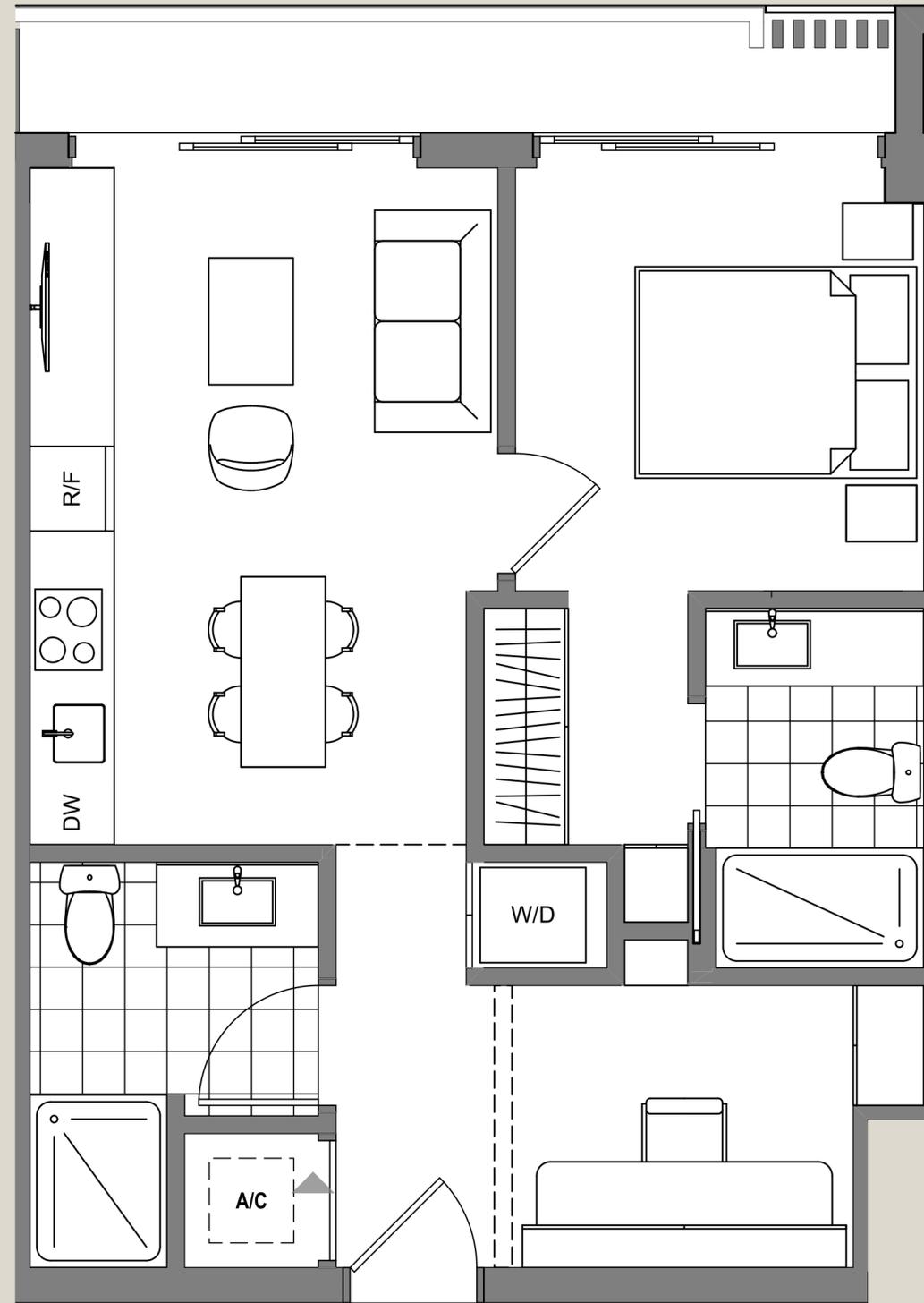


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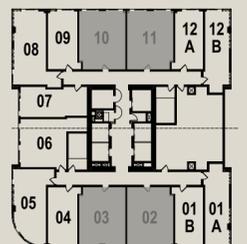
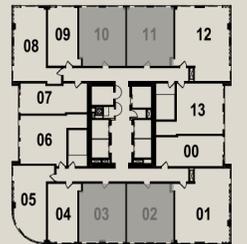
THE RESIDENCES

UNIT 02/03/10/11

1 Bed + Den / 2 Bath
597 sq. ft.
55 m²



501
FIRST
RESIDENCES

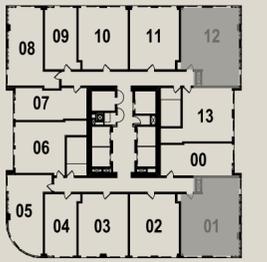
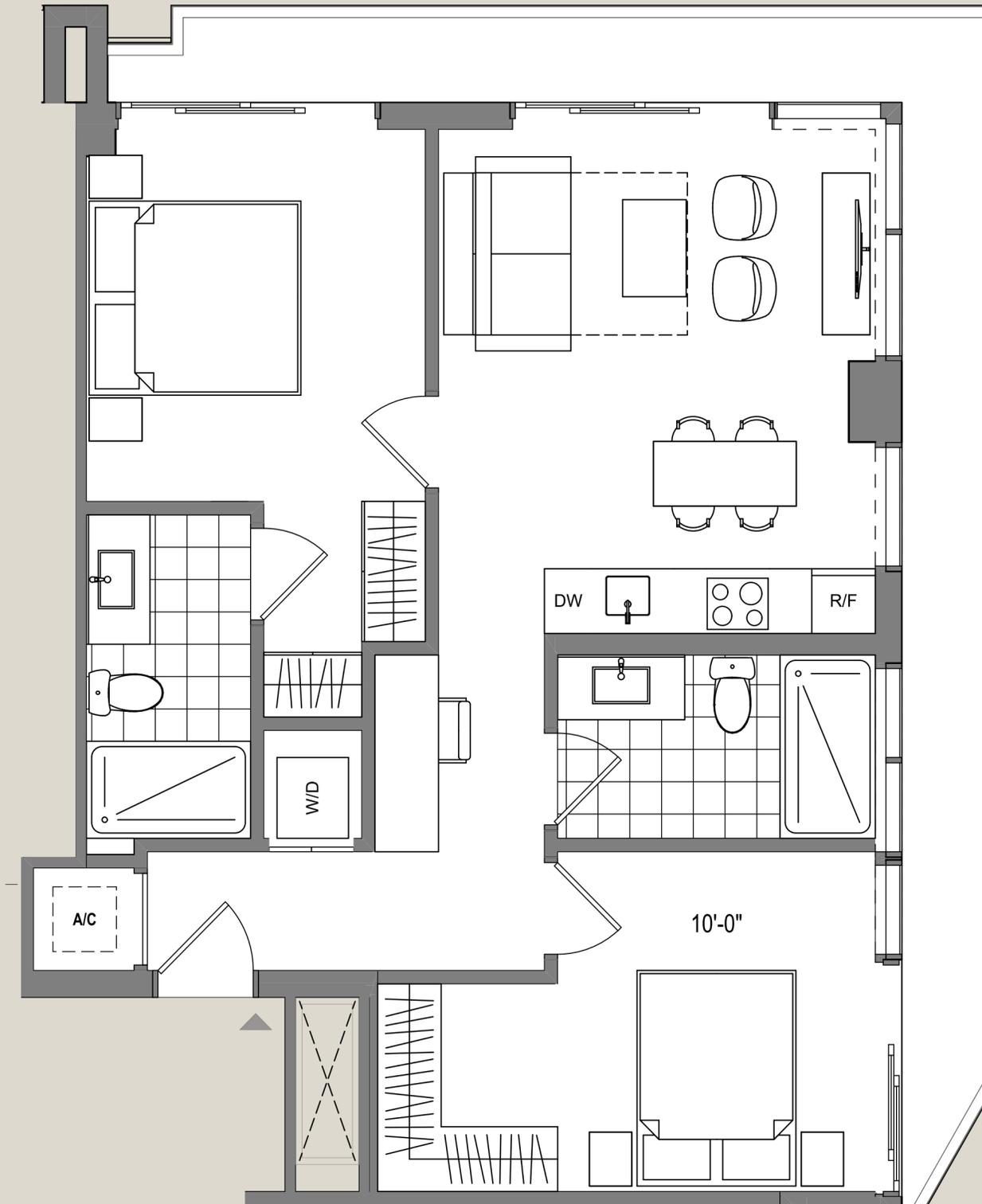


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THE RESIDENCES

UNIT 01/12

2 Bed / 2 Bath
835 sq. ft
78 m²



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501
FIRST
RESIDENCES

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