
Commercial Real Estate

Melo Group breaks ground on 62-story condo in Edgewater



Melo Group will built Aria Reserve Miami along Biscayne Bay.

MELO GROUP

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Melo Group broke ground on the first phase of Aria Reserve, a 62-story condo tower in Miami's Edgewater.

This is the first condo to start construction this year in Edgewater, a neighborhood along Biscayne Bay just north of downtown Miami that is one of the city's biggest condo markets. After a slowdown in condo sales starting in 2018, the market has roared back, this time with domestic buyers from other states largely leading the way.

Miami-based Melo Group said the 383 units in the south tower of Aria Reserve are 95% pre-sold. The North tower, which has yet to break ground, already has half of its 363 units pre-sold. The developer [launched sales](#) in summer 2021.

Aria Reserve will be located on the 5-acre site at 700 N.E. 24th St., which has 550 linear feet along Biscayne Bay. It was designed by Miami-based Arquitectonica. Miami-based Morada Haute-Furniture Boutique will handle the interior design.

“Aria Reserve will become an architectural landmark in Edgewater because of its magnitude and the components from nature that will come along with it,” said [Carlos Melo](#), a co-principal of Melo Group.

Most condos in Aria Reserve will range from 1,100 square feet with one bedroom to 3,030 square feet with four bedrooms, with prices running from \$1.1 million to over \$4 million. That’s larger and more expensive than the typical condo sold in Edgewater over the past decade, but it’s a reflection of more wealthy families moving to the city and needing more space.

There will also be penthouses of 3,500 to 9,000 square feet that feature three-car garages with private pool decks and summer kitchens. The top-line prices will be around \$12 million.

Aria Reserve will have two acres of amenities, including a water sports marina, a café, a solarium, a whirlpool spa, a meditation garden, a telescope observatory area, a sky lobby, a wine cellar, and several pools.

Bernardo Fort-Brescia, the co-founder and managing principal of Arquitectonica, said the design will be stunning.

“The facade is an abstract painting or a monumental map of the water’s edge, one facing the other,” he said. “The sinuous curves rise from Biscayne Bay to the sky and create a dance between the two, singing to each other. Once lit at night, their sensuous undulation will be visible from afar, rising to the skies and reflecting on the water below.”

The first tower should be completed in 2024, Melo Group said.

<https://www.bizjournals.com/southflorida/news/2022/05/17/melo-group-breaks-ground-edgewater-condo.html>