

# 23 | Biscayne Bay

WWW.23BISCAYNEBAY.COM



601 NE 23 STREET, MIAMI FL 33137 | +1 305.438.9220

\*The above scene is an artist's rendering of the proposed Condominium.



23

SUN & BEACHES  
ART & CULTURE  
NIGHTLIFE & DINING  
CONTEMPORARY EVENTS

Enjoy Miami's urban lifestyle; Your magical place to live!  
From the sun & white sands of Miami's beaches to an established Art destination, Miami has it all. Year-round sports events and festivals, world-renowned cuisine and a rich multicultural heritage makes Miami your address of choice at Edgewater, The Art & Entertainment District.



\*The above scenes are not a part of the Condominium, but are photos from the Greater Miami area.

miami

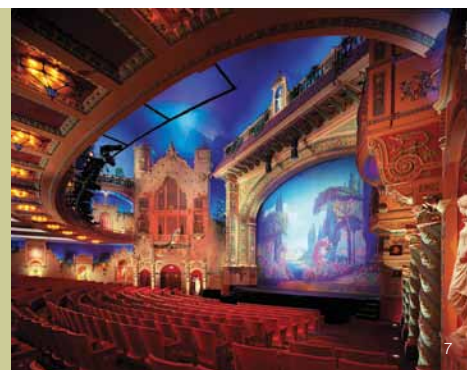
A tropical cosmopolitan paradise with  
endless possibilities, all year round.





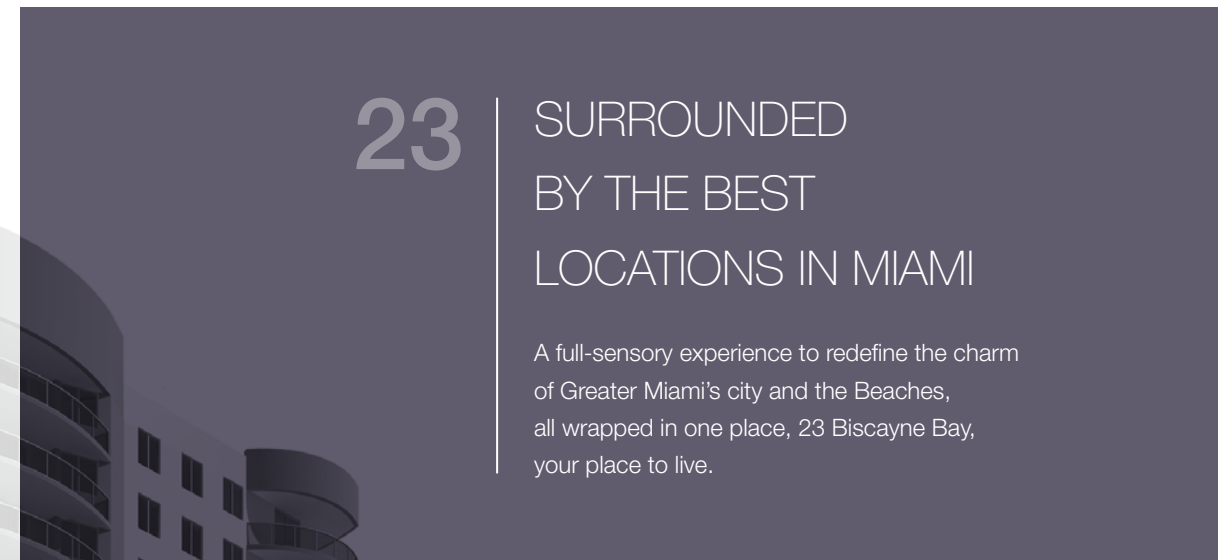


- 1 Port of Miami
- 2 Metromover over Downton Miami skyline
- 3 Southbound view of Biscayne Blvd and the American Airlines Arena, the entrance and Bayside mall aerial view
- 4 The New Miami Art Museum Park
- 5 Miami Art Museum
- 6 Adrienne Arsht Center for the Performing Arts of Miami-Dade County
- 7 Olympia Theater at the Gusman Center for the Performing Arts
- 8 Bayside marketplace



Downtown Miami pulsates with activity as commercial, cultural and leisure pursuits come together. Innovative Downtown Miami skyscrapers compete for your attention while modern shopping arcades and fashion trendy storefronts packed with merchandise evoke Miami's origins as a shopping destination. Midtown's stores and emporiums offer big city shopping with a cosmopolitan flair, while Downtown Miami's diversity inspires dining delights in a variety of culinary styles.

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## 23 SURROUNDED BY THE BEST LOCATIONS IN MIAMI

A full-sensory experience to redefine the charm of Greater Miami's city and the Beaches, all wrapped in one place, 23 Biscayne Bay, your place to live.



Miami agenda include film festivals, outdoor concerts, international boat show, ballet performances, art galleries and historic landmarks. Miami's nightlife will find its cocktails bars, late-night dance clubs and VIP irresistible.





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# AS DEVELOPERS WE DELIVER IDEAL LOCATIONS

We present 23 Biscayne Bay. Residences at the heart of the Art and Entertainment District, where Miami's newest culturally enhancing lifestyle and entertainment destination has officially arrived. This is "Edgewater" your address of choice!



**ONE PLAZA** (2009)  
1800 SW 1st Avenue  
Miami FL 33129



**OAK PLAZA** (2012)  
1415 NW 15 Ave  
Miami FL 33125



**1800 BISCAYNE PLAZA** (2005)  
275 NE 18ST  
Miami FL 33132



**UNDER DESIGN**  
1778 N Bayshore Drive  
Miami FL 33137



**22 BISCAYNE BAY** (2003)  
615 NE 22st  
Miami FL 33137



**25 BISCAYNE PLAZA** (2007)  
250 NE 25st  
Miami FL 33137



**SECOND PLAZA** (2011)  
222 NE 25st  
Miami FL 33137

**BRICKELL  
FINANCIAL  
DISTRICT**

**DOWNTOWN  
MIAMI**

**MIDTOWN  
MIAMI**

**MIAMI  
DESIGN  
DISTRICT**



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 5 buildings under their

belt and more to come MELO Group are the builders of choice in the upcoming "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 23 Biscayne Bay, the next luxury condo in the Art and

Entertainment district of Miami better known to locals as "Edgewater."

23 Biscayne Bay, residences's 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...

23



## 23 | BiscayneBay

Inspiration began with 23 Biscayne Bay's distinctive Bayview location in the Art & Entertainment District. This up and coming address located between NE 13th and 36th street is undergoing a Billionaire investment transformation by the City of Miami. Beautification plans for Biscayne Boulevard and the surrounding areas are well underway and the neighboring

Museum Park (MAM) Development comprised of 29 acres of public gardens and sculpture installations will strengthen the area's momentum as an emerging global capital.

23 Biscayne Bay residents will enjoy a vibrant mix of restaurants, shops, art galleries, cultural entertainment and more. What more could you ask for? 23 Biscayne Bay your new Greater Miami address.



## BISCAYNE BAY AMENITIES & RESIDENT FEATURES

At 23 Biscayne Bay you will find all of the amenities you'd expect of an architectural masterpiece in a contemporary high-rise. A gorgeous sunrise and sunset awaits you everyday from your Sky Pool deck overlooking the turquoise waters of Biscayne Bay. A State of the Art Gym, a Social Room equipped to play your music of choice from your I-Pod, and a walks away from the Performing Arts Center & Miami Airlines Arena



### Proposed Building features:

- In the heart of the Art and Entertainment District with 2 miles to the Miami's dynamic Downtown area
- Breathtaking bay and Miami Beach & Downtown skyline views
- Secure covered multilevel private parking
- High-speed elevators
- Designed and built by internationally-renowned Melo Group
- Bicycle storage
- State-of-the-art fitness center featuring strength, cardiovascular and aerobics
- Modern style pool with expansive deck and patio area overlooking spectacular bay views
- Resident's Social Room with music and TV enjoyment

### Proposed Residence features:

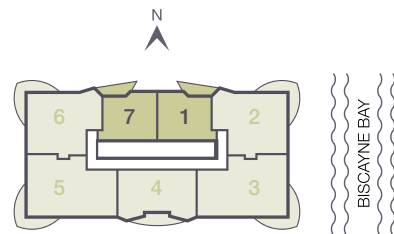
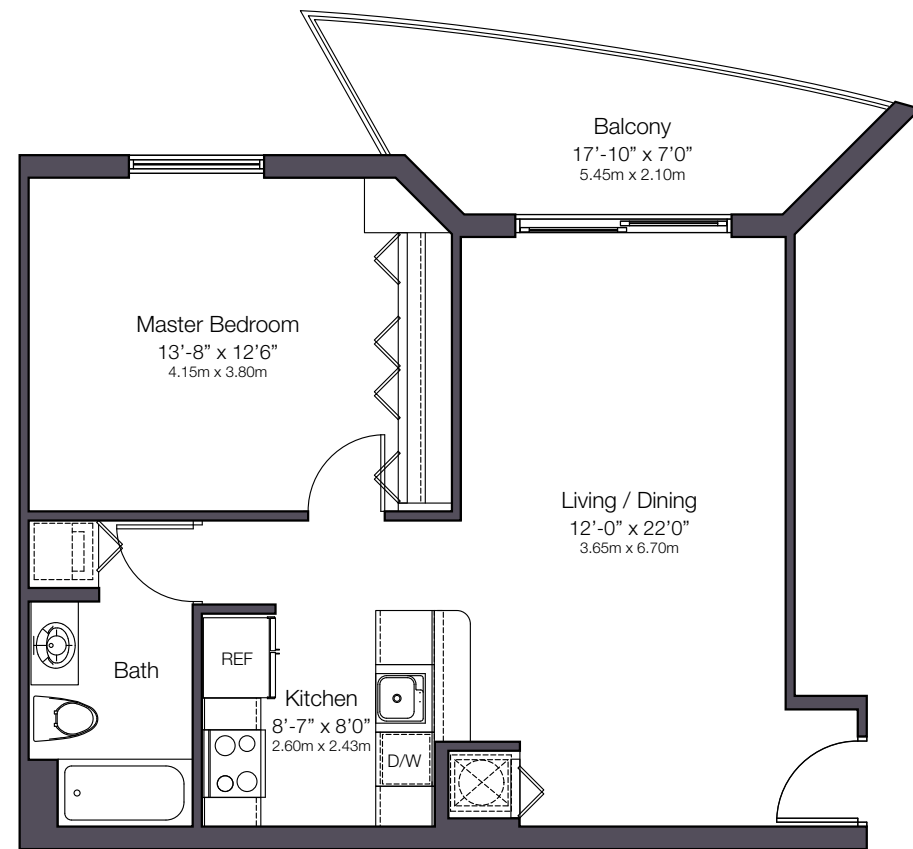
- Breathtaking views of Biscayne bay, Downtown Miami, and Miami Beach
- A variety of functional floorplans for the ultimate in urban living
- All residences have expansive terraces with glass balconies
- Spacious walk-in closets in the bedrooms (see floorplans)
- Central air conditioning and heating unit
- Sprinkler fire protection system
- Pre-wired for cable television, telephone and high-speed Internet
- Tinted, energy efficient windows
- Impact-resistant windows to meet hurricane codes
- Stackable washer and dryer

### Proposed Kitchen Features:

- European styled cabinetry
- Stainless steel refrigerator/freezer
- Polished granite countertops
- Stainless steel dishwasher
- Microwave with hood
- Stainless steel glass cooktop range







Interior  
724 sq ft / 67.26 m<sup>2</sup>

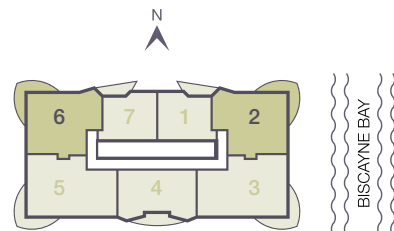
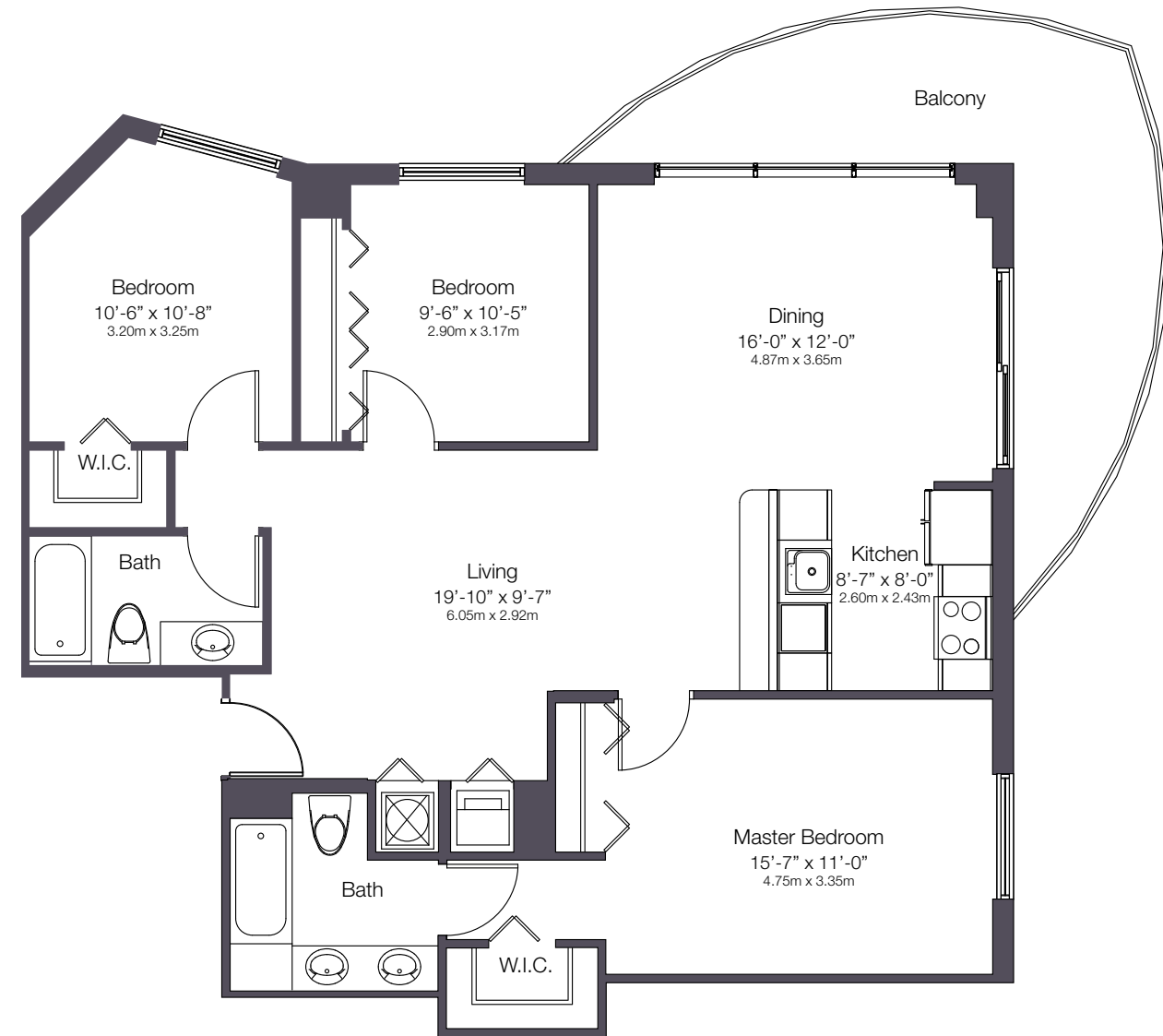
Terrace  
100 sq ft / 9.29 m<sup>2</sup>

Total  
834 sq ft / 77.48 m<sup>2</sup>



All renderings are artist's conception. Stated dimensions are from the exterior boundaries of the exterior walls and the center of the line of the interior demising walls. All dimensions are approximate and all floor plans and development plans are approximate and subject to change. The above scenes are not a part of the Condominium, but are photos to the Greater Miami area.





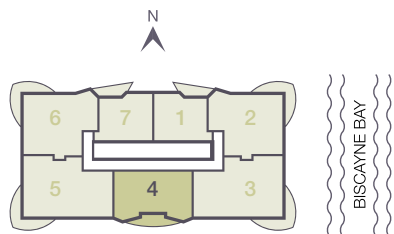
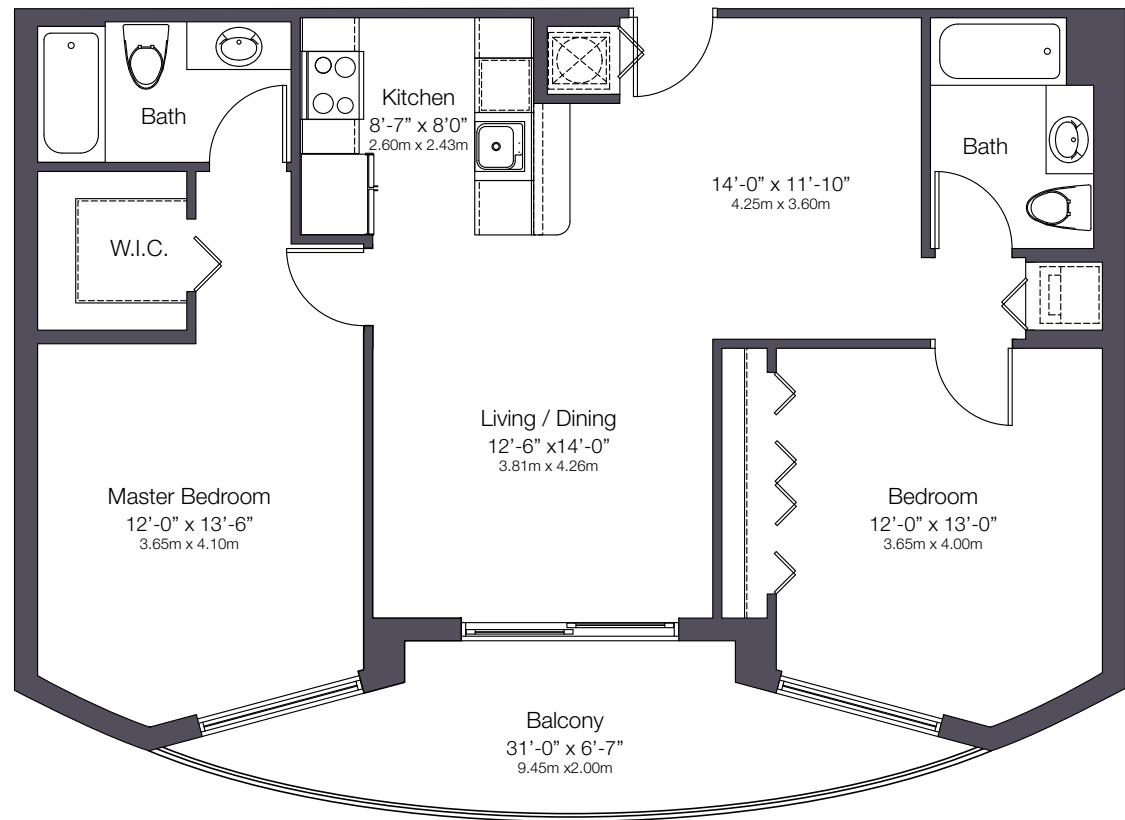
Interior  
1,212 sq ft / 112.59 m<sup>2</sup>

Terrace  
185 sq ft / 17.18 m<sup>2</sup>

Total  
1,297 sq ft / 120.49 m<sup>2</sup>



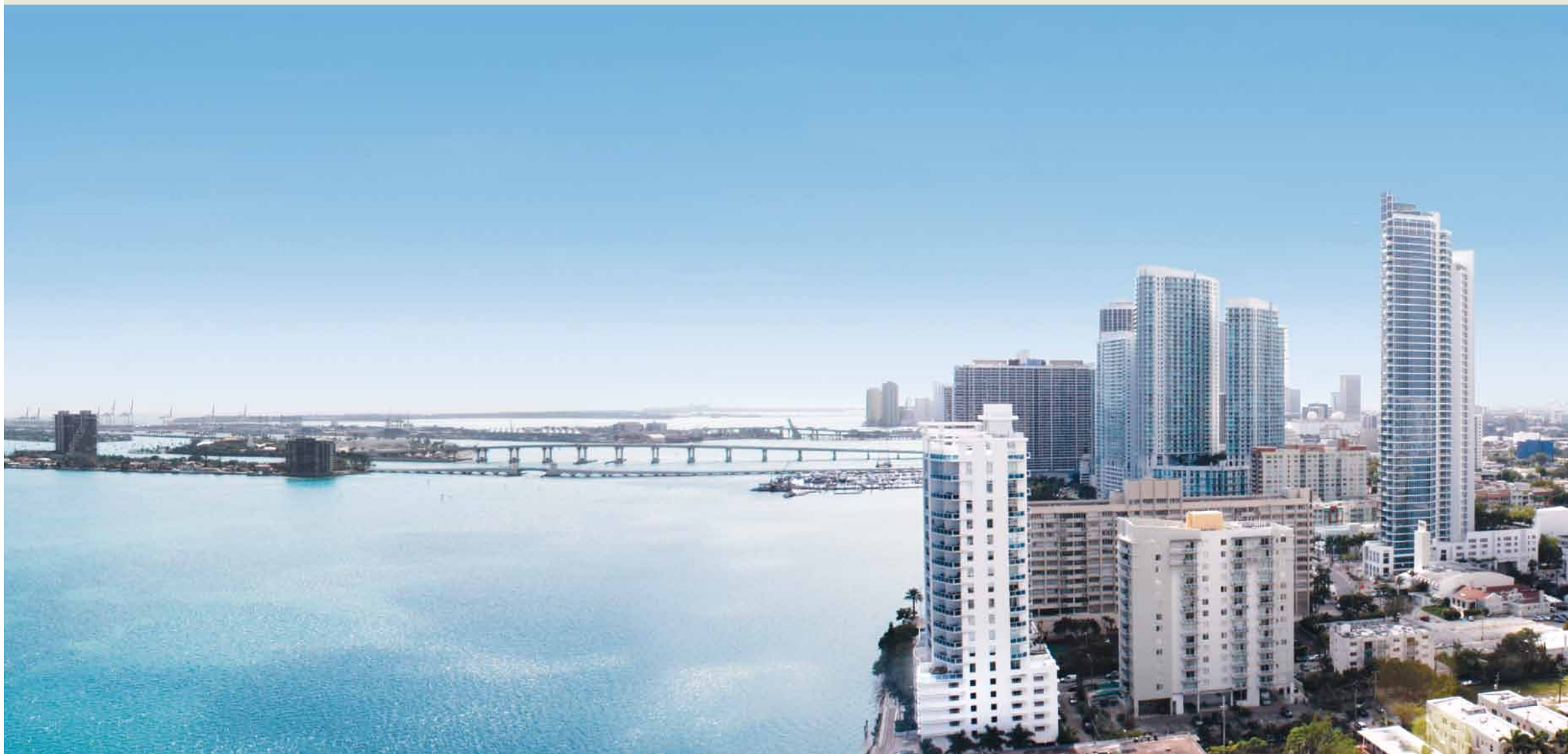
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Interior  
1,028 sq ft / 95.50 m<sup>2</sup>

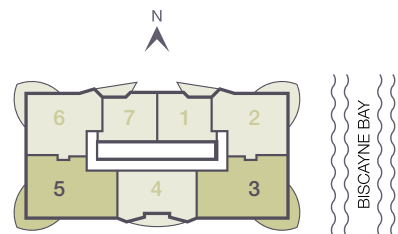
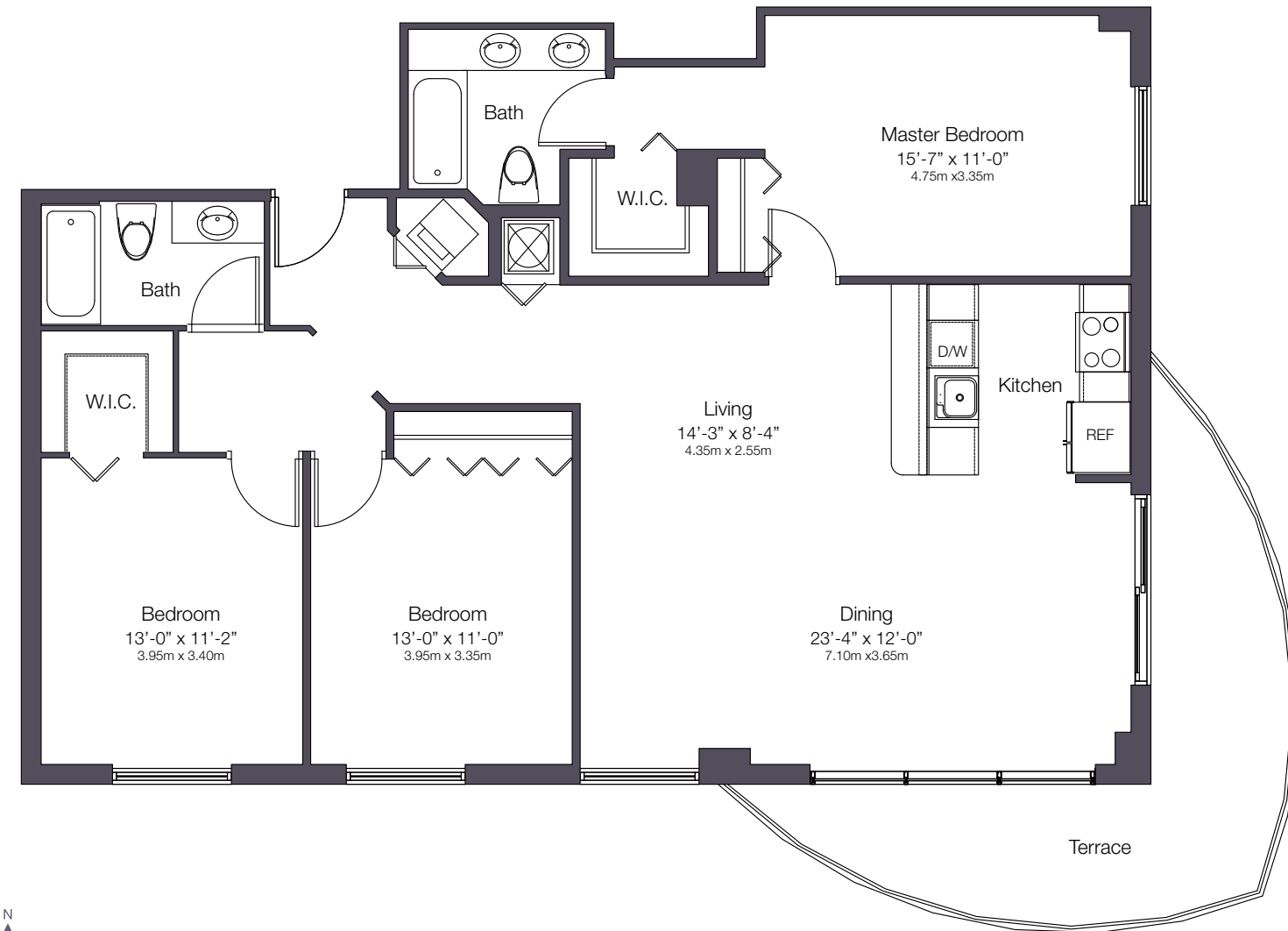
Terrace  
130 sq ft / 12.07 m<sup>2</sup>

Total  
1,258 sq ft / 116.87 m<sup>2</sup>



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Interior  
1,403 sq ft / 130.34 m<sup>2</sup>

Terrace  
185 sq ft / 17.18 m<sup>2</sup>

Total  
1,588 sq ft / 147.53 m<sup>2</sup>



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MIAMI'S BENEFITS  
'IN AND AROUND THE  
ART DISTRICT'

Imagine living in a place with an amazing variety of restaurants, shopping and cultural attractions—plus some of the world's best beaches—right outside your door.

From 23 Biscayne Bay to:

- Miami International Airport  
(6.6miles 12.2km)

Fort Lauderdale Airport  
(23.6miles 38km)

Cocowalk Shops  
(7.8miles 12.5km)

Aventura Shopping Mall  
(12.2miles 19.6km)

Key Biscayne  
(10.2miles 16.4km)

Shops at Bal Harbour  
(10.3miles 16.5km)
- Shops at Sunset Place  
(10.6miles 17.1km)

Village of Merrick Park  
(8miles 12.9km)

Key Biscayne Golf Course  
(8.9miles 14.4km)

Sony Ericsson Open  
(9.1miles 14.7km)

Doral Country Club Golf Course  
(12.8miles 20.7km)

Sawgrass Mills  
(32.2miles 51.9km)



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MAP

- ART & ENTERTAINMENT DISTRICT
- CENTRAL BUSINESS DISTRICT
- BRICKELL FINANCIAL DISTRICT
- WYNNWOOD ART DISTRICT
- DESIGN DISTRICT
- MIDTOWN

ART & CULTURE

- 01 ADRIENNE ARSHT CENTER
- 02 GUSMAN CENTER
- 03 MIAMI ART MUSEUM
- 04 MIAMI DADE COLLEGE
- 05 ART INSTITUTE
- 06 MIAMI CHILDREN'S MUSEUM

ATTRACTION & ENTERTAINMENT

- 07 AMERICAN AIRLINES ARENA
- 08 FREEDOM TOWER
- 09 MIAMI BEACH CONVENTION CENTER
- 10 MIAMI BEACH GOLF CLUB
- 11 MIAMI SCIENCE MUSEUM
- 12 JUNGLE ISLAND
- 13 VIZCAYA MUSEUM & GARDENS
- 14 ESPAÑOLA WAY RESTAURANTS

NIGHTLIFE

- 15 CLUB SPACE
- 16 MANSION
- 17 NIKKI BEACH
- 18 SKYBAR
- 19 MYNT LOUNGE

SHOPS

- 20 LINCOLN ROAD SHOPS
- 21 BAYSIDE MARKET PLACE
- 22 MARY BRICKELL VILLAGE
- 23 MIDTOWN MIAMI
- 24 OCEAN DRIVE



# 23 | BiscayneBay

WWW.23BISCAYNEBAY.COM

## **Sales Center**

2275 Biscayne Blvd., Suite 1  
Miami, FL 33137  
[www.23biscaynebay.com](http://www.23biscaynebay.com)  
+1 305.438.9220

## **Developer**

Melo Group

## **Exclusive Sales & Marketing**

La Playa Properties Group

## **Web & Graphic Design**

[www.innovart.us](http://www.innovart.us)



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SALES BROCHURE ADDENDUM:

## **23 BISCAYNE BAY, A CONDOMINIUM**

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