







Experience. Wisdom. Results.

Originally founded in 1948 by Armando Ferreira de Melo in Buenos Aires, Argentina, the Melo Group is one of the strongest family-owned, full-service real estate development firms operating in South Florida today. Since the beginning, the company has been focused on delivering a more intelligent approach to development, design, construction, and management of luxury properties. To date, this unique philosophy has been the guiding force behind more than 50 successfully completed projects which offer a combined total of more than 5,000 residential units. As well, the company remains actively involved in real estate development in Argentina as well as in Montevideo, Punta del Este, Uruguay.



Within the organization, a strong family bond continues to ensure the future excellence and reputation of The Melo Group. Dr. Jose Luis Ferreira de Melo acts as the President and managerial leader of the company. He brings a wealth of first-hand knowledge within the industry and the business itself to The Melo Group, along with a Doctorate Degree in Economics from the University of Buenos Aires and a certification in Public Accounting. His sons, Martin Melo and Carlos Melo also work with the company – establishing the future of The Melo Group for decades more to come.

In 1990, Mr. Carlos Ferreira de Melo, joined the company after graduating from the School of Architecture at University of Belgrano (Buenos Aires, Argentina). Subsequently, in 1998, Mr. Martin Ferreira de Melo, a Certified Public Accountant (CPA) with a Master's Degree in Economics from the University of Belgrano (Buenos Aires, Argentina) joined the company. Martin Ferreira de Melo is also a US Certified General Contractor. In 1991, Mrs. Laura Ferreira de Melo, joined the company after graduating from the School of Business at University of Belgrano (Buenos Aires, Argentina).





PROJECTS





22 BISCAYNE BAY

LOCATION

615 NE 22nd St. Miami, FL 33132

STATUS

Completed August 30, 2003

TYPE

Residential Rental Apartments

FEATURES

- 14 Floors
- 104 Residential Units
- 104 Parkings Spaces

22 Biscayne Bay is a residential building consisting of 14 floors with 104 residential units.

The project was completed in August 2003. 22 Biscayne Bay feature one and two bedroom apartments; offering three different layouts for 2 bedroom apartments.

The building has enjoyed high levels of occupancy with almost 100% of the units being rented year-round.



1800 BISCAYNE PLAZA

LOCATION

275 NE 18th St. Miami, FL 33132

STATUS

Completed August 2005

TYPE

Residential Condominium / Commercial

FEATURES

- 22 Floors
- 195 Residential Units
- 11 Commercial Units - 20,000 Sq. Ft.
- 356 Parkings Spaces

1800 Biscayne Plaza was built as a residential and commercial building consisting of 22 floors with 195 residential units, 11 commercial units, and 356 parking spaces.

The project started in December 2003 and was completed in August 2005. 1800 Biscayne Plaza was converted in a condominium and sold-out in less than a year.





25 BISCAYNE PARK

LOCATION

250 NE 25th St. Miami, FL 33137

STATUS

Completed June 2007

TYPE

Residential Apartments
Retail and Office Rentals

FEATURES

- 25 Floors
- 214 Residential Units
- 12,500 Sq. Ft. of Office Space
- 7,000 Sq. Ft. of Commercial Space
- 332 Parking Spaces

Located only blocks from Biscayne Bay 25 Biscayne Park is a residential and commercial building consisting of 25 floors with 214 residential units, 8 retail units, 8 office units, and 332 parking spaces.

The project was completed in August 2007. 25 Biscayne Park consist of one bedroom; two bedrooms; three bedrooms; loft style; and exclusive penthouse units.

To this day, 25 Biscayne Park has enjoyed high levels of occupancy with almost a 100% of the units being rented year-round.



ONE PLAZA WEST BRICKELL

LOCATION

1818 SW 1ST Ave. Miami, FL 33129

STATUS

Completed March 2009

TYPE

Residential Apartments
Retail and Office Rentals

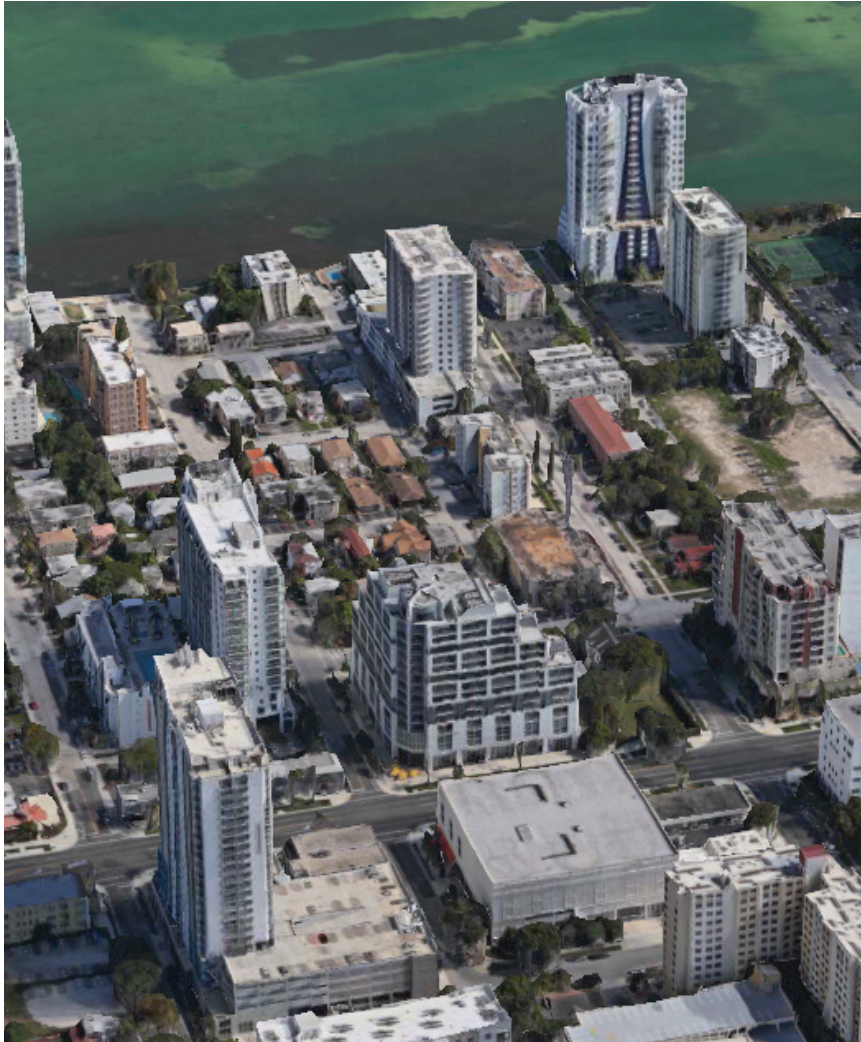
FEATURES

- 20 Floors
- 168 Residential Units
- 40,000 Sq. Ft. of Office Space
- 420 Parking Spaces

In the heart of Miami's downtown financial district, One Plaza West Brickell is a residential and commercial building consisting of 21 floors with 188 residential units and 37 commercial units.

The project was completed in April 2009.

One Plaza West Brickell consists of the following types of units: one bedroom with den; two bedrooms; two bedrooms with den; three bedrooms; and exclusive penthouses of three and four bedrooms. The building has reached a 100% rate of residential occupancy in less than eight-months. Construction broke ground in March 2008 and was completed and operating in April 2009.



24 PLAZA APARTMENTS

LOCATION

Between 24 St. and 23 Terrace
N.E from the 4th Ave. to the Biscayne Bay.

STATUS

Completed November 2009

TYPE

Residential Apartments
Townhouses and Office Rentals

FEATURES

- 122 Units in 4 Acres of land
- 4 Blocks between Biscayne Bay and Biscayne Blvd.

This site was acquired in December 2009 for a future development of around 600 Units.





ARIA ON THE BAY

LOCATION

1770 N Bayshore Dr. Miami, FL 33132

STATUS

Under Development

TYPE

Residential / Commercial Waterfront Property

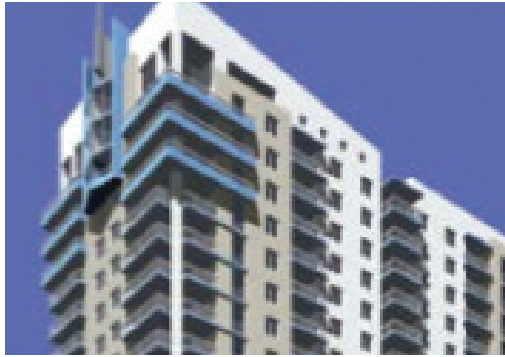
FEATURES

- 53 Floors
- 647 Residential Units
- 40,000 Sq. Ft. of Commercial Space
- 1,035 Parking Spaces

Aria on the Bay marks the next generation of luxury residential high-rise developments for The Melo Group.

Designed by Arquitectonica, the building currently under development for a 2016 opening.

The property consists of a 50-floor tower, encompassing 647 residential units and 40,000 square feet of ground floor retail and several lower floors of commercial/office space.



SECOND PLAZA

LOCATION

222 NE 25 St. Miami, FL 33137

STATUS

Completed June 3, 2011

TYPE

Residential Apartments / Retail Rentals

FEATURES

- 12 Floors
- 90 Residential Units
- 10,000 Sq. Ft. of Retail Space
- 166 Parking Spaces

The building has reached a 98% rate of residential and commercial occupancy in less than four-months.

Construction broke ground in August 2010 and was completed with a C.O. and operating in June 2011. It's the second Phase of Biscayne Park.



23 BISCAYNE BAY

LOCATION

601 NE 23 St. Miami, FL 33137

STATUS

Completed May 2, 2012

TYPE

Residential Condominium

FEATURES

- 17 Floors
- 96 Residential Units
- 2 Commercial Spaces
- 142 Parking Spaces

Construction broke ground in July 2011. Mostly sold in South American and European markets.

First condominium build and completely sold in Miami after the economic crisis. Construction broke ground in August 2011 and was completed with a C.O. and operating in May 2012.



OAK PLAZA

LOCATION

1415 NW 15 Ave. Miami, FL 33125

STATUS

Completed July, 2012

TYPE

Residential Apartments

FEATURES

- 16 Floors
- 156 Residential Units
- 224 Parking Spaces



This project is situated in Miami-Dade County's Health District.

Approximately, 25,000 individuals work in the University of Miami Health, Jackson Memorial Hospital, Veteran Affairs Hospital, Department of Health, and other institutions in the area. Construction broke ground in November 20, 2011 and was completed with a C.O. and operating in July 27, 2012.



22 SKYVIEW

LOCATION

425 NE 22 St. Miami, FL 33137

STATUS

Completed November, 2013

TYPE

Residential Apartments / Offices

FEATURES

- 32 Floors
- 258 Residential Units
- 14,500 Sq. Ft. of Commercial Space

Construction broke ground in September 2012 and was completed with a C.O. and operating in September 18, 2013.

At Skyview 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 every day 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 iPod, and walks away from the Performing Arts Center & Miami Airlines Arena.



FLAGLER ON THE RIVER

LOCATION

340 W Flagler St. Miami, FL 33130

STATUS

Completed July, 2014

TYPE

Residential Apartments, Offices and Retail

FEATURES

- 32 Floors
- 250 Residential Units
- 36,000 Sq. Ft. of Office Space
- 21,000 Sq. Ft. of Retail
- 383 Parking Spaces

Construction broke ground in March 2013. It's located in front of the Miami River in the heart of Downtown Miami, close to the Court House, Metro Mover, Train Station, County buildings, Miami Library, Performing Arts Center, Miami American Airlines Arena, I-95, Us-1 and more.

At Flagler on the River you will find all the amenities you'd expect of an architectural masterpiece in a contemporary high-rise.



BAYHOUSE MIAMI

LOCATION

600 NE 27St. Miami, FL 33137

STATUS

Under Construction

TYPE

Residential Condominium

FEATURES

- 36 Floors
- 164 Residential Units
- 276 Parking Spaces

Construction will break ground in November 2013.

At 27 Plaza 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 every day from you Sky Pool deck overlooking the turquoise waters of Biscayne Bay. A state-of-the-art gym, Sauna and a Social Room.

Estimated completion day: May 2015



25 MIRAGE

LOCATION

162 NE 25 St. Miami, FL 33137

STATUS

Under Development

TYPE

Residential Apartments Mix-use.
Retail

FEATURES

- 12 Floors
- 171 Residential Units
- 260 Parking Spaces

This rental building will have a state-of-the-art Gym and Swimming Pool. 26 Plaza consists of the following types of units: one bedroom; two bedrooms and three bedrooms. Construction broke ground in September 2013.

Estimated completion date: August 2014.



MELODY

LOCATION

245 NE 14 St. Miami, FL 33137

STATUS

Under Development

TYPE

Residential Apartments Mix-use. Retail

FEATURES

- 36 Floors
- 497 Residential Units
- 8,500 Sq. Ft. of Retail
- 746 Parkings Spaces

Construction will break ground in January 2014.

At Opera Plaza you will find all of the amenities you'd expect of an architectural masterpiece in a contemporary high-rise.

A state-of-the-art Gym, Sauna and a Social Room.
Close to the new Science Museum, Art Museum.

Located in front of the Adrienne Arsht Center for the performing Arts of Miami-Dade County.

Just one block from the Metro mover. Excellent bay views.

Estimated completion date: May 2015.



Melo

SERVICES

The Melo Group is particularly skilled at researching and locating areas with strong return potential for real estate development. In fact, many of the company's first developments utilized land belonging to our founder and his family. As such, we make a point of remaining personally involved in all development decisions from beginning to end.

Our Experience:

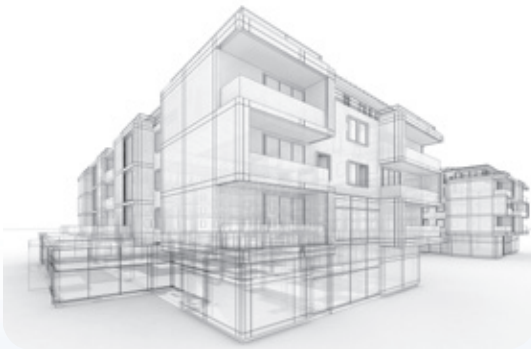


- New Construction
- Residential
- Mixed Use
- Commercial/Retail
- Liaising with City and Government Officials
- Architectural Planning and Coordination
- Staffing and Personnel Selection
- Regulatory Compliance
- Zoning Applications



One of the most influential entities involved in any real estate project is the architecture team. The Melo Group offers the distinct advantage of keeping this service entirely in-house. This allows for direct input into the design, a seamless revision and update process, and the ability to work cooperatively with build teams to respond to emerging needs as the project progresses.

Our Skills:



- Design Concept
- Master Planning
- Site Selection
- Space Planning
- Interior Design Recommendations
- Ability to Serve as Architects of Record
- Renderings and Models



At the heart of The Melo Group's powerful performance is the ability to generate value from unique sources. A key method for accomplishing this is our own in-house construction team. Besides the benefit of streamlined communication and quick action on all construction-related matters, this important extension of our in-house network allows for better dollar-cost averaging on materials, labor, and more.

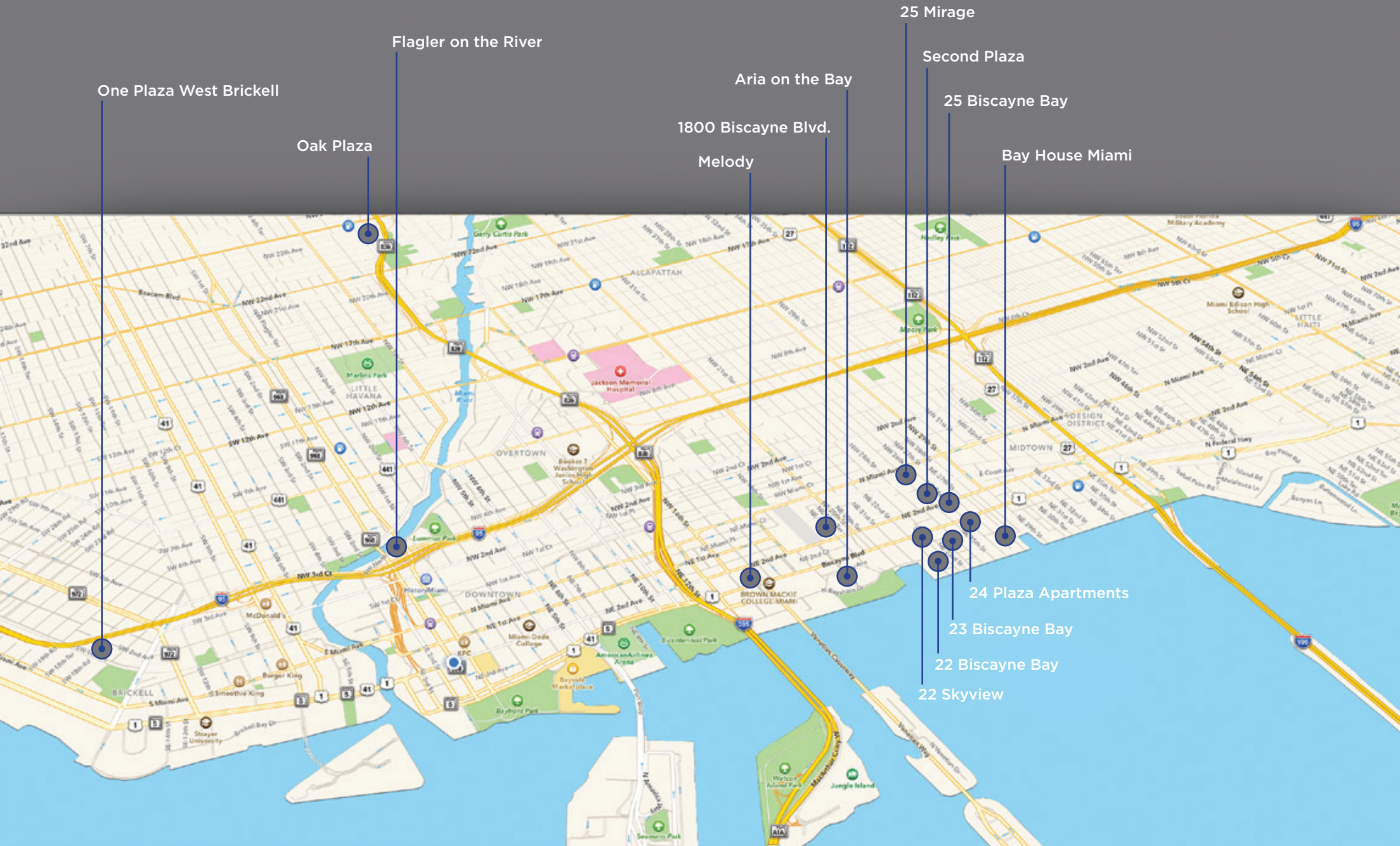
Our Skills:



- Pre-Construction Planning
- Permitting
- Site Readiness
- Establishment of Construction Budgets
- General Contractor Services
- Personnel Administration
- Code Compliance
- Inspections
- Approvals



PROJECTS LOCATION





425 N.E. 22 Street, Suite 301
Miami, Florida 33137

T. 305 438 1001

www.themelogroup.com