

July 26, 2020

Aria Tops Off Miami Mixed-Use Development

The development firm expects to complete the 31-story YOTEL-branded project in 2021.

By Jackson Chen



YOTELPAD Miami. Image courtesy of Aria Development Group

Aria Development Group has topped off its first YOTEL-branded development on the East Coast. The development firm alongside its venture partner AQARAT topped off YOTELPAD Miami by placing the final beam on May 27 and expects to complete the project in 2021.

Located at 227 NE 2nd St. in downtown Miami, the 31-story mixed-use development features 231 units between the 15th and 30th floors and 222 hotel rooms between the first and 14th floors. The residential units come in studio, one- and two-bedroom floorplans ranging from 417 to 708 square feet. Residents will get access to three Tech robot butlers that can deliver beverages, food, gifts, documents and more as well as a concierge, bike storage, a matcha bar, a fitness center, co-working space, a pool deck and a pet salon. Residents get access to the hotel's common areas but also to the Sky Lounge, a penthouse-level lounge that's exclusive to residents.

OneWorld Properties, who was tasked with selling the units, was able to sell all 231 residential units that start at \$300,000 within 15 months of launching sales in June 2018. Aria tapped Stantec to design the property and Beauchamp Construction to build the mixed-use development while Development Services Solutions is providing management services for the construction process. The project team broke ground on



YOTELPAD Miami in January 2019, and poured the foundation and began **vertical** construction in summer of that year.

BUILDING IN A POST-CORONAVIRUS WORLD

With the COVID-19 pandemic affecting all facets of the real estate industry including the construction sector, the construction team implemented many new procedures to ensure the health of its workers.

The contractors incorporated hand washing stations and social distancing requirements throughout the work site. To reduce close contact with others, Beauchamp also minimized the volume of workers using the temporary elevators and enforced distance separation with floor markings. The workers were also given a large area for lunch breaks where they are limited to three occupants per table and have their meals pre-packaged. The site also required face masks even before Miami-Dade County issued a mandate.



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YOTELPAD Miami will feature 231 residential units and 222 hotel keys.

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