



ASTON MARTIN

RESIDENCES

at

300 BISCAYNE BOULEVARD WAY
M I A M I

BUILDING INFORMATION

- 391 Condominium Residences
- 66 Floors
- 1-5 Bedroom Residences, Duplexes, Penthouses, and Triple Penthouse
 - Levels 3 through 14 - River Residences
 - Levels 15 through 45 - Panoramic Residences
 - Levels 46 through 51 - Sky Residences
 - Levels 56 through 62 - Penthouses
 - Levels 63 through 65 - Triple Penthouse

BUILDING AMENITIES & SERVICES

- Full Service building with concierge and hospitality-inspired services
- Super Yacht Marina facilities
- 24-Hour valet and self parking option
- Charging stations for electric cars
- Bicycle and private storage spaces
- 10 destination controlled super hi-speed elevators and 3 separate dedicated service elevators
- Digital connection to concierge and all building amenities from every residence
- Pet Friendly

SKY AMENITIES

42,275 SF of amenities divided into 4 floors, connected by a monumental glass staircase

LEVEL 55

- Infinity Pool
- Pool Deck
- Pool Cabanas
- Sky Bar and Lounge

- Pool Concierge
- Grand Salon
- State-of-the-art Chef's Kitchen
- Private Dining Room
- Catering Kitchen

LEVEL 54

- Fitness Centre (Upper Level)
- Virtual Golf
- Movie Theatres 1 & 2

LEVEL 53

- Fitness/Spa Lounge
- Spa Lobby/Shop
- Fitness Centre (Lower Level)
- Spinning Room
- Boxing Room

SPA

- Treatment Suites
- Steam Room
- Sauna
- Meditation Room
- Beauty Salon
- Barber Station

LEVEL 52

- Curated Art Gallery
- Business Centre
- Conference Room
- Kids Playroom
- Teen Centre
- Game Room
- Vending Area



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RESIDENCES FEATURES

- Expansive floor plan layouts
 - Upper Penthouse 18,811 SF
 - Sky Penthouses ranging from 8,977 SF to 10,463 SF
 - 5 bedrooms ranging from 3,764 SF to 3,994 SF
 - 4 bedrooms ranging from 3,235 SF to 4,434 SF
 - 3 bedrooms ranging from 2,236 SF to 3,075 SF
 - 2 bedrooms ranging from 1,317 SF to 2,143 SF
 - 1 bedrooms ranging from 754 SF to 1,001 SF
 - Studios from 698 SF

- Panoramic views of Biscayne Bay, the Ocean, and the iconic Miami Skyline
- 10 FT. ceiling height in residences
- 12 FT. ceiling height in penthouses
- Floor to ceiling windows and sliding glass doors throughout residences
- Top-of-the-line kitchens with European cabinetry and appliances
- Bathrooms with European cabinetry
- Premium marble flooring throughout living area, kitchen, and bathrooms
- Private balconies finished with high-end porcelain flooring and glass railings

DEVELOPMENT

G&G Business Developments LLC

ARCHITECT

BMA – Bodas Miani Anger Architects
Revuelta Architecture International

PUBLIC SPACES / COMMON AREAS

BMA – Bodas Miani Anger Architects
Aston Martin Design



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SCHEDULE FOR BUYERS DEPOSITS

10% Deposit - At the time of contract signing

10% six months after contract signing

10% twelve months after contract signing

10% twenty-four months after contract signing

10% thirty-six months after contract signing

50% Balance at the time of closing

Riverwalk East Developments, LLC, a Florida limited liability company is the owner of the property on which the Condominium is to be constructed and the seller of the units in the Condominium and is for purposes of the Florida Condominium Act the "developer" of the Condominium ("Developer"). Developer has engaged G & G Business Developments, LLC. ("G & G") to assist with the development and marketing of the Condominium and its units and Developer has a limited right to use the trademarked names and logos of G & G. Any and all statements, disclosures and/or representations relating to the Condominium shall be deemed made by Developer and not by G & G and you agree to look solely to Developer (and not to G & G and/or any of its affiliates) with respect to any and all matters relating to the development and/or marketing of the Condominium and with respect to the sales of units in the Condominium. For New York Purchasers only, the complete offering terms also require reference to that certain CPS-12 Application available from the Offeror under file number CP18-0005

 ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. G&G Business Developments LLC ("G&G") is not the project developer. This Condominium is being developed by Riverwalk East Developments, LLC, a Florida limited liability company ("Developer"), which has a limited right to use the trademarked names and logos of G&G pursuant to a license and marketing agreement with G&G. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by G&G and you agree to look solely to Developer (and not to G&G and/or any of its affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium. All descriptions, features and details are proposed only and should not be relied upon as representations, express or implied, of the final detail of the residences or the overall project. The Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All prices, plans, specifications, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded units. Price changes may occur that are not yet reflected on this brochure. Buyers should check with the sales center for the most current pricing.