



ASTON MARTIN

RESIDENCES

— *at* —

300 BISCAYNE BOULEVARD WAY
M I A M I

Developed by G&G Business Developments LLC



ASTON MARTIN RESIDENCES

A perfect reflection of a legendary brand.



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The Aston Martin Residences at 300 Biscayne Boulevard Way melds a brilliant design aesthetic with an ideal location to create Miami's most striking, coveted address. Situated on one of the last parcels of Miami waterfront property to be developed, the Aston Martin Residences at 300 Biscayne Boulevard Way is a symphony of curvilinear glass and steel, soaring 66 stories into the sky.



BUILDING FEATURES



BUILDING INFORMATION

- 391 Residential Condominium units
- 1 to 5 bedroom Residences, Duplexes, and Penthouses
- Residences ranging from 698 Sq. ft. to 18,811 Sq. ft.
- 66 Floors

RESIDENCE FEATURES

- Premium white marble flooring throughout living areas, kitchen and bathrooms
- Expansive floor plan layouts to suit your living needs
- Floor to ceiling windows and sliding glass doors
- Private glass balconies finished with porcelain flooring
- Luxury kitchens with Bulthaup cabinetry and Gaggenau appliances
- Custom-designed bathrooms with European cabinetry
- Panoramic views of the Biscayne Bay, the Atlantic Ocean, and the Miami Skyline

RESIDENCES SIZES & CEILING HEIGHTS

- Upper Penthouse 18,811 Sq. ft.
- Sky Penthouses ranging from 8,977 to 10,463 Sq. ft.
- 5-bedrooms ranging from 3,764 to 3,994 Sq. ft.
- 4-bedrooms ranging from 3,235 to 4,434 Sq. ft.
- 3-bedrooms ranging from 2,236 to 3,075 Sq. ft.
- 2-bedrooms ranging from 1,317 to 2,143 Sq. ft.
- 1-bedroom ranging from 754 to 1,001 Sq. ft.
- Studios from 698 Sq. ft.
- 10-foot ceiling height in residences
- 12-foot ceiling height in penthouses

BUILDING SERVICES

- Full-service building
- 24/7 personal butler service
- Private superyacht marina (900 linear feet with 15 feet draft depth)
- 24-hour valet and garage self-parking option

- Electric vehicle charging stations
- Bicycle and private storage spaces
- Ten, destination controlled super high-speed ThyssenKrupp Destination Dispatch elevators (up to 1200 feet per minute)
- Three separate dedicated service elevators
- Digital connection to concierge and all amenities from every residence
- High-speed internet and Wi-fi hotspots in all common areas
- Pet-friendly



SKY AMENITIES

42,275 Sq. ft. of Sky Amenities.



LEVEL 55

- Infinity Pool
- Pool Deck & 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 Studio
- Boxing Gym
- Full-Service Spa including:
 - Treatment Suites
 - Steam Room & Sauna
 - Meditation Room
 - Beauty Salon
 - Barber Station

LEVEL 52

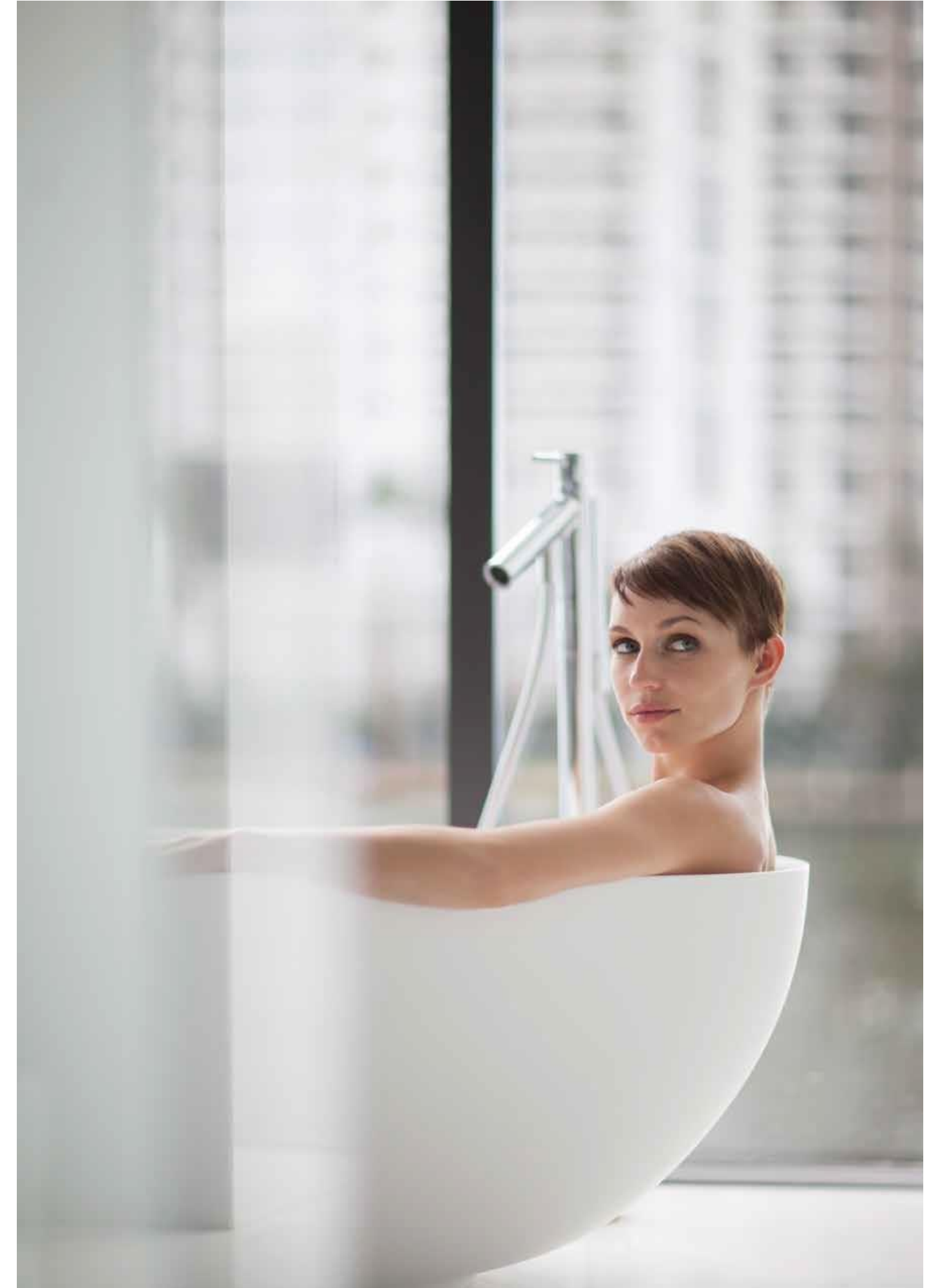
- Curated Art Gallery
- Business Centre
- Conference Room
- Kids Playroom
- Teen Centre
- Game Room
- Vending Area







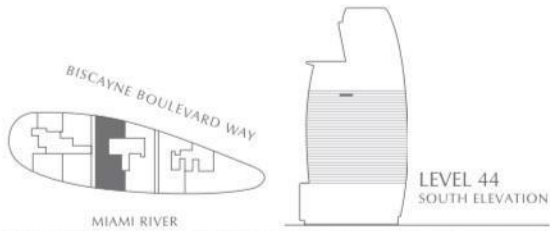
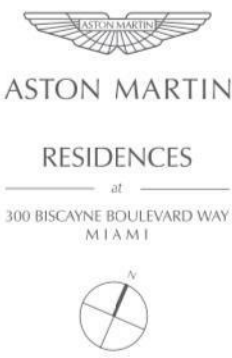




PANORAMIC RESIDENCES
RESIDENCES 04
LEVEL 44

3 BEDROOMS
5.5 BATHROOMS
STAFF + DEN

INTERIOR: 3,536 SQ. FT. 328 SQ. M.
EXTERIOR: 296 SQ. FT. 28 SQ. M.
TOTAL: 3,832 SQ. FT. 356 SQ. M.



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. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "Unit" set forth in the declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the units with units in other condominium projects that utilize the same method. For your reference, the area of the unit, determined in accordance with these defined unit boundaries, is set forth in exhibit "C" to the declaration. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each unit.



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300 BISCAYNE BOULEVARD WAY
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Unit 4404

3 Bed/ 5.5 Bath
Staff + Den

Interior 3,536 sq ft
Exterior 296 sq ft

Total 3,832 sq ft

\$ 6,805,000

This offer is valid for 30 days. All prices are subject to change



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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.

We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing throughout the nation. We encourage and support an affirmative advertising, marketing and sales program in which there are no barriers to obtaining housing because of race, color, sex, religion, handicap, familial status or national origin.

This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. No real estate broker or sales-person is authorized to make any representations or other statements regarding this project, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer.

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.

All images and designs depicted herein are artist’s conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes.

Renderings depict proposed views, which are not identical from each unit. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted by artist’s conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. Any view from a unit or from other portions of the property may in the future be limited or eliminated by future development or forces of nature and the developer in no manner guarantees the continuing existence of any view.

All plans, features and amenities listed and/or depicted herein are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. No guarantees or representations whatsoever are made that any plans, features, amenities or facilities will be provided or, if provided, will be of the same type, size, location or nature as depicted or described herein.

The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. The Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion.

While primarily a residential tower, the Condominium does contain limited commercial units. See the offering materials for details.

The condominium is presently only proposed. All depictions, pictures and/or renderings are proposed only.

While the Condominium is adjacent to the Miami River, the marina is not included as part of the Condominium. The adjacent dockage and marina are intended to be owned and/or operated by a private party and any rights of use of the marina (if any) shall be in the sole discretion of such private party.

Ceiling heights are measured from top of slab to top of slab. As a result, actual clearance between the top of the finished floor coverings and the underside of the finished ceiling, drop ceiling or soffits will be less. All ceiling heights are approximate and subject to change.

The Limited-Edition Aston Martin DB11 is only included with the purchase of a Unit if the purchase agreement expressly includes an amendment and/or rider that expressly provides that the purchase of the Unit will include the vehicle. Unless expressly provided, the purchase of a Unit will not include a vehicle.

Buyer understands and agrees that Aston Martin Lagonda Limited (“Aston Martin”) and AM Brands Limited (Aston Martin’s trade mark licensee) and their affiliates have no ownership interest in and have not participated in the development or sale of the Condominium or Units. The Developer and G&G Business Developments LLC have been granted limited licenses to use certain Aston Martin trademarks in connection with the Condominium. The Condominium Association has been granted (or will be granted subject to the occurrence of certain events) a limited license to use certain Aston Martin trademarks in connection with the Condominium. All use of the Aston Martin trademarks in connection with the Condominium will cease upon expiration or earlier termination of the licenses.

The legal name of the Condominium is 300 Biscayne Boulevard Way Condominium (the “Legal Name”) and all legal documents and instruments pertaining to the Condominium are required to use the Legal Name. The Purchaser is prohibited from using the name “Aston Martin” or any other name or words that are in Aston Martin’s reasonable determination confusingly similar thereto as part of the name of any entity that Purchaser uses to hold title to the Unit or in any other manner in connection with Purchaser’s purchase or ownership of the Unit.

The Purchaser acknowledges that neither Aston Martin nor AM Brands has confirmed the accuracy of any marketing, sales or Condominium materials provided by the Developer, neither is part of or an agent for the Developer and neither has acted as a broker, finder or agent in connection with the sale of the Unit. The Purchaser acknowledges that the Unit and Condominium were not developed or sold by Aston Martin or AM Brands or the affiliates of either of the companies and waives and releases Aston Martin and AM Brands from any liability, costs and damages arising with respect to: (i) the Developer’s use of any deposits delivered by the Purchaser to the Developer or an escrow agent pursuant to the sale contract, and (ii) any representations or defects or claims whatsoever relating to the marketing, sale, design or construction of the Unit or the Condominium (including all buildings and improvements and appurtenances thereto), including, without limitation, with respect to sales and marketing misrepresentations and construction defects.

Purchaser confirms that no statements or representations have been made by Aston Martin, AM Brands, the Developer or any of their respective agents, employees or representatives to the Purchaser with respect to (and the Purchaser is acquiring ownership of the Unit without reliance upon any such representations) the economic benefits to be derived from ownership of the Unit or the managerial efforts of a third party, any potential for future profit, any future appreciation in value, any rental income potential, tax advantages or depreciation or investment potential.

Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the “Unit” set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floorplan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cut outs or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floorplans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development.

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