

## Aston Martin Residences

at -

# 300 Biscayne Boulevard Way Miami





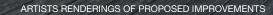
THIS CONDOMINUM IS BEING DEVELOPED BY RIVERWALK EAST DEVELOPMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("DEVELOPER"), WHICH HAS A LIMITED RIGHT TO USE THE TRADEMARKED NAMES AND LOGOS OF G&G BUSINESS DEVELOPMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("DEVELOPER"), WHICH HAS A LIMITED RIGHT TO USE THE TRADEMARKED NAMES AND LOGOS OF G&G BUSINESS DEVELOPMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("DEVELOPER"), WHICH HAS A LIMITED RIGHT TO USE THE TRADEMARKED NAMES AND LOGOS OF G&G BUSINESS DEVELOPMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("DEVELOPER"), WHICH HAS A LIMITED RIGHT TO USE THE TRADEMARKED NAMES AND LOGOS OF G&G BUSINESS DEVELOPMENTS ("G&G") PURSUANT TO A LICENSE 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 MATERS RELATING SHALL BE DEEMED MADE ON DOWN TO THE SARES RELATING AND OF DEVELOPMENT OF THE CONDOMINIUM AND WITH RESPECT TO THE SARES OF UNITS IN THE CONDOMINUM.

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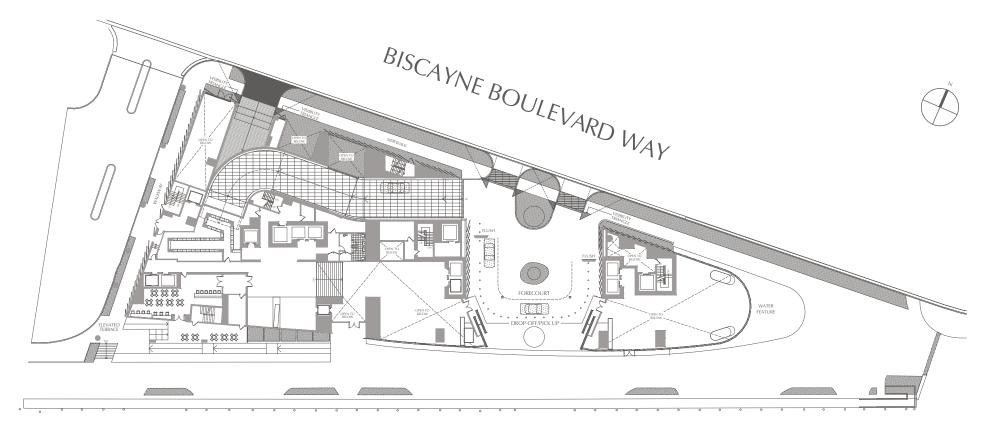






### KFYPI AN **GROUND FLOOR LOBBY** GROUND LEVEL THROUGH LEVEL 2





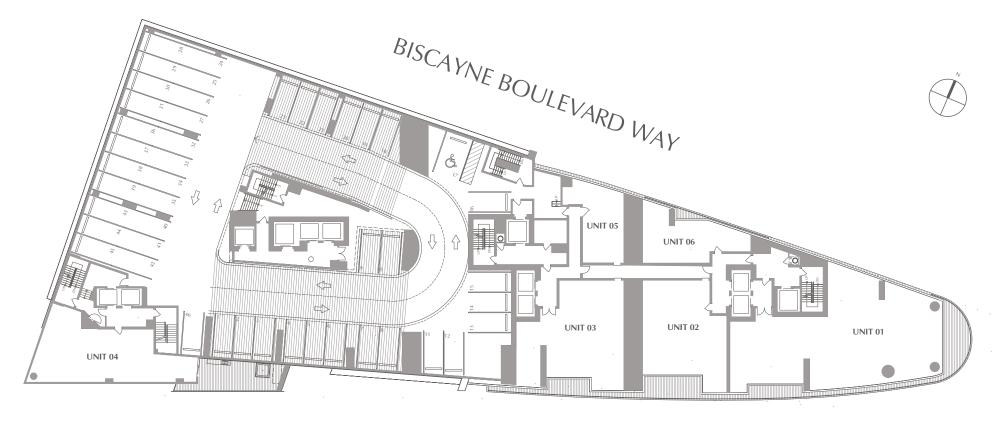
**MIAMI RIVER** 



ALL PLANS, FEATURES AND AMENITIES 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, GRAPHICS MATERIALS, PLANS, SPECIFICATIONS, TERMS, CONDITIONS AND STATEMENTS CONTAINERS CONTAINED FOR SADE PROPOSED ONLY. AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHOPAW ANY OR ALL OF THE 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 CONCEPTIONAL ONLY AND THE APPROPRIATE FEDERAL, STATE AND LOCAL PERMITS AND APPROVALS FOR SAME. THESE DRAWINGS AND DEPICTIONS ARE CONCEPTIONAL ONLY AND THE APPROPRIATE FEDERAL, STATE AND LOCAL PERMITS AND APPROVALS FOR SAME. THESE DRAWINGS AND DEPICTIONS ARE CONCEPTIONAL ONLY AND THE APPROPRIATE FEDERAL, STATE AND LOCAL PERMITS AND APPROVALS FOR SAME. THESE DRAWINGS AND DEPICTIONS ARE CONCEPTIONAL ONLY AND THE APPROPRIATE FEDERAL. STATE AND LOCAL PERMITS AND APPROVALS FOR SAME. THESE BRAVES AND CHANGES AND DESIRABLE IN ITS SOLE AND ABSOLUTE DISCRETION.



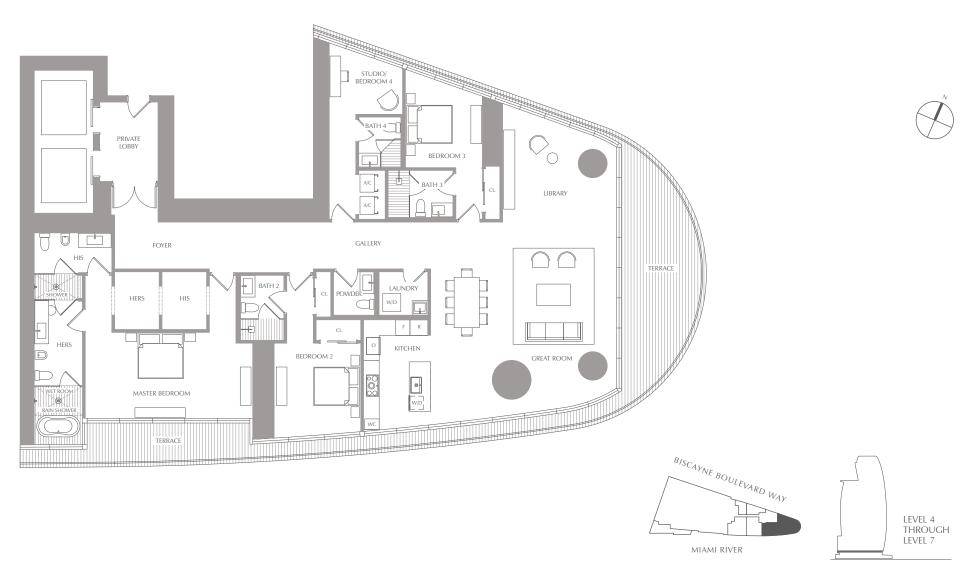




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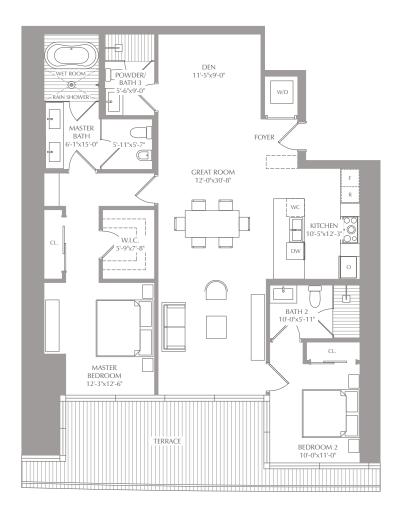
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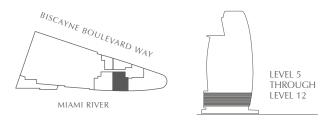
RESIDENCE 02 LEVEL 5 THROUGH 12

#### 2 BEDROOMS 3 BATHS CONV. DEN

INTERIOR:	1,474 SQ. FT.	137 SQ. M.
EXTERIOR:	237 SQ. FT.	22 SQ. M.
TOTAL:	1,711 SQ. FT.	159 SQ. M.







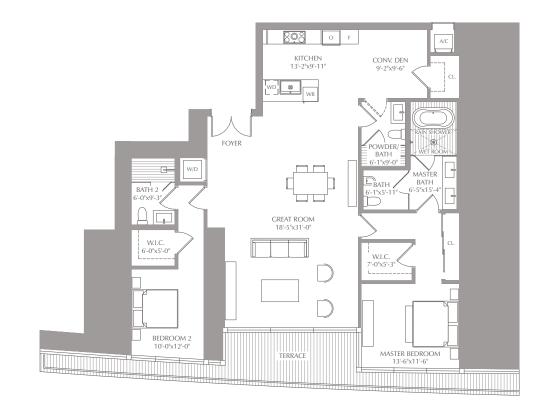
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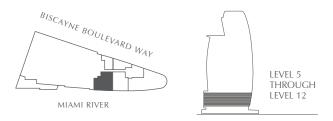
**RESIDENCE** 03 LEVEL 5 THROUGH 12

2 BEDROOMS 3 BATHS CONV. DEN

INTERIOR: 1,820 SQ. FT. 169 SQ. M. EXTERIOR: 134 SQ. FT. 12 SQ. M. TOTAL: 1,954 SQ. FT. 181 SQ. M.







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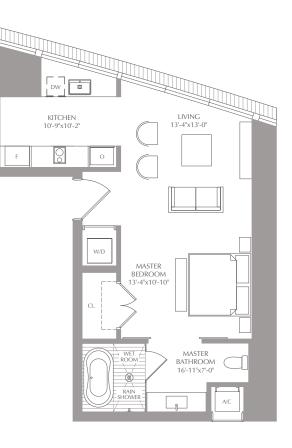


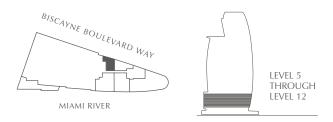
Studio 1 Bath 
 INTERIOR:
 698
 SQ. FT.
 65
 SQ. M.

 EXTERIOR:
 SQ. FT.
 SQ. M.

 TOTAL:
 698
 SQ. FT.
 65
 SQ. M.





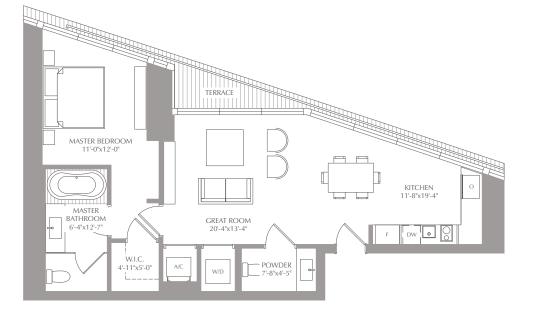


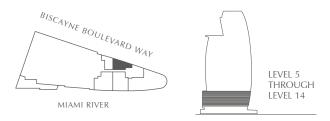
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RESIDENCE 06 LEVEL 5 THROUGH 14 1 BEDROOM 1.5 BATHS

INTERIOR:	853	SQ. FT.	79	SQ. M.
EXTERIOR:	44	SQ. FT.	4	SQ. M.
TOTAL:	897	SQ. FT.	83	SQ. M.



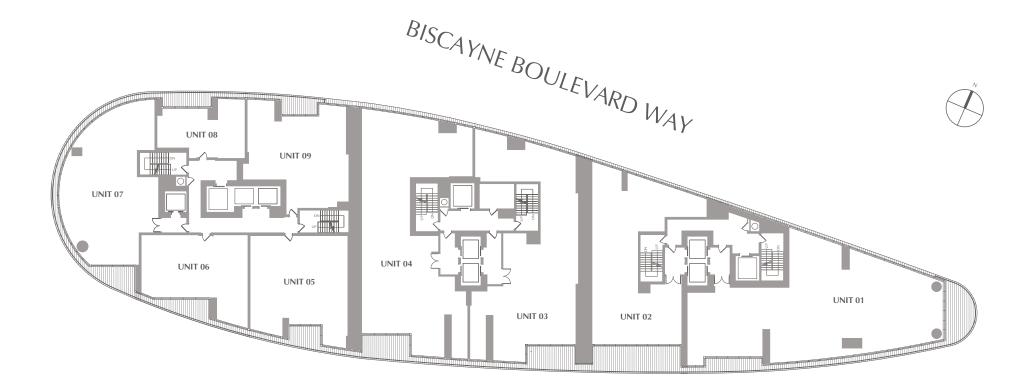




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### KFYPI AN PANORAMIC RESIDENCES LEVEL 15 THROUGH 45



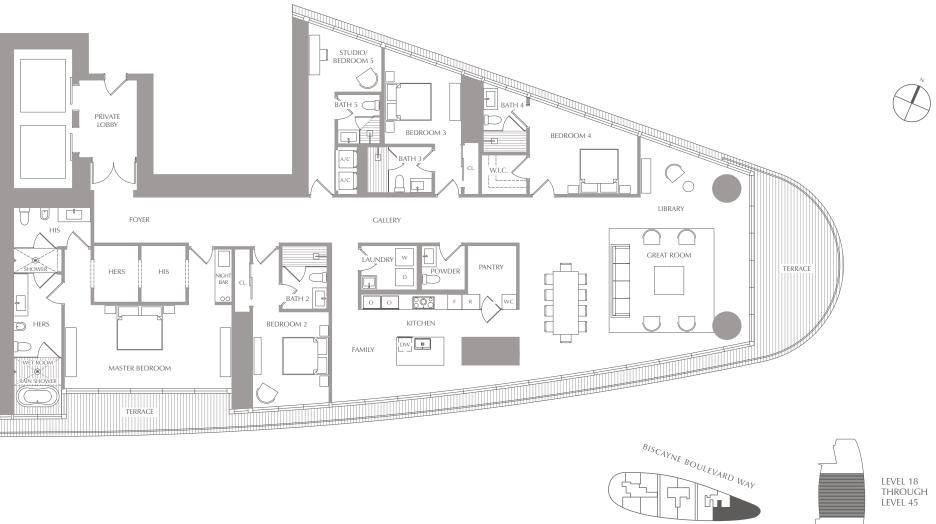


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PANORAMIC RESIDENCES	4 BEDROOMS	INTERIOR:	3,827 - 3,994 SQ. FT.	355 - 371 SQ. M.	BUSINESS DEVELOPMENTS
RESIDENCE 01	5.5 BATHS	EXTERIOR:	396 - 438 SQ. FT.	37 - 41 SQ. M.	
LEVEL 18 THROUGH 45	STUDIO	TOTAL:	4,223 - 4,432 SQ. FT.	392 - 412 SQ. M.	



MIAMI RIVER

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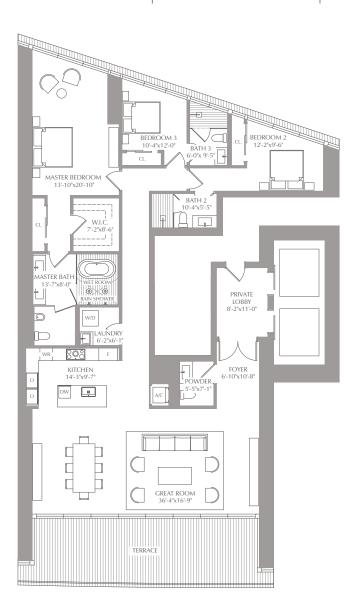
**RESIDENCE 02** 

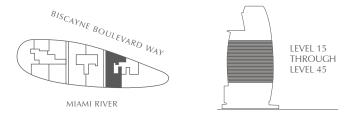
LEVEL 15 THROUGH 45

#### 3 BEDROOMS 3.5 BATHS

INTERIOR:	2,422 SQ. FT.	225 SQ. M.
EXTERIOR:	385 SQ. FT.	36 SQ.M.
TOTAL:	2,807 SQ. FT.	261 SQ. M.







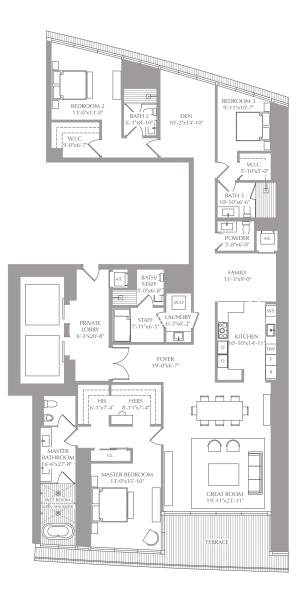
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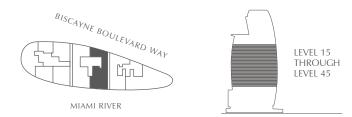


#### 3 BEDROOMS 4.5 BATHS STAFF + FAM + DEN

INTERIOR:	3,075 SQ. FT.	286 SQ. M.
EXTERIOR:	195 SQ. FT.	18 SQ. M.
TOTAL:	3,270 SQ. FT.	304 SQ. M.







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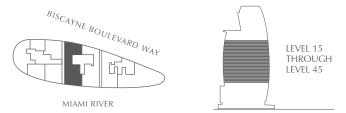
RESIDENCE 04 LEVEL 16 THROUGH 45

#### 4 BEDROOMS 5.5 BATHS STAFF + FAMILY

INTERIOR:	3,536 SQ. FT.	328 SQ. M.
EXTERIOR:	194 SQ. FT.	18 SQ. M.
TOTAL:	3,730 SQ. FT.	346 SQ. M.







STATED SOURCE 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, SUTH ON THIS FOOTABLE AND ARE GENERALLY TAKEN AT THE FARTHERET POINTS OF EACH GIVEN ROOM SALE AND THE COMPONENTS AND OTHER COMPONENTS AND ARE GENERALLY TAKEN AT THE FARTHERET POINTS OF EACH GIVEN ROOM SALE TO THAT WOULD BE DETERMINED IN ACCORDINGLY. THE AREA OF THE AUTURE THE SAME METHOD. FOR YOUR REFERENCE, THE AREA OF THE UNIT, SUTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FARTHERET POINTS OF EACH GIVEN ROOM SALE APERFECT RECTANGLE, WITHOUT DESTRUCTURES OF THE THE PRINTED IN THE FARTHERET POINTS OF EACH GIVEN ROOM SALE APERFECT 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 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 ACCURATELY PRE-LECT THE FILE THALE PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT.

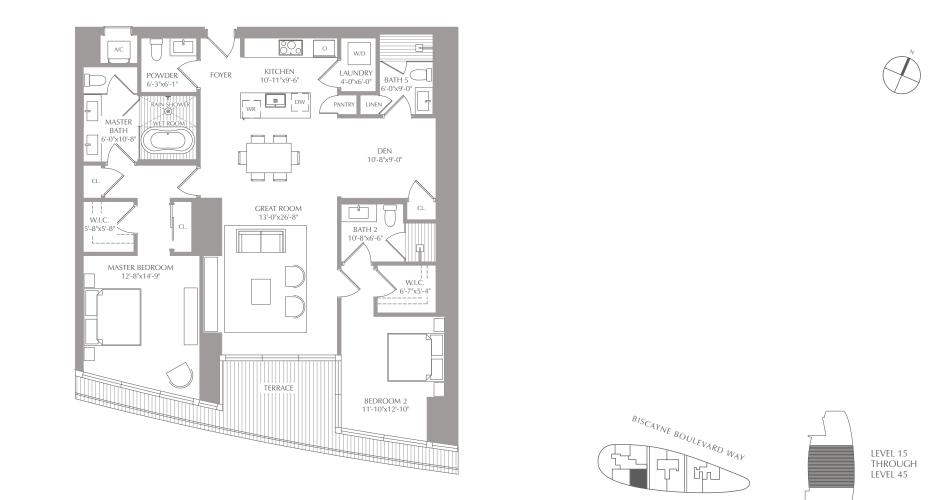
RESIDENCE 05 LEVEL 16 THROUGH 45 2 BEDROOMS 3.5 BATHS CONVERTIBLE DEN 
 INTERIOR:
 1,688 SQ. FT.
 157 SQ. M.

 EXTERIOR:
 117 SQ. FT.
 11 SQ. M.

 TOTAL:
 1,805 SQ. FT.
 168 SQ. M.

MIAMI RIVER





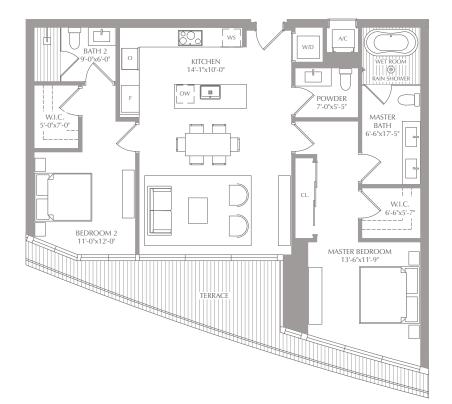
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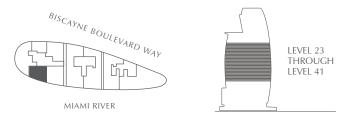
## PANORAMIC RESIDENCES RESIDENCE 06 LEVEL 23 THROUGH 41

#### 2 BEDROOMS 2.5 BATHS

INTERIOR:	1,317	SQ. FT.	122	SQ. M.
EXTERIOR:	149	SQ. FT.	14	SQ. M.
TOTAL:	1,466	SQ. FT.	136	SQ. M.







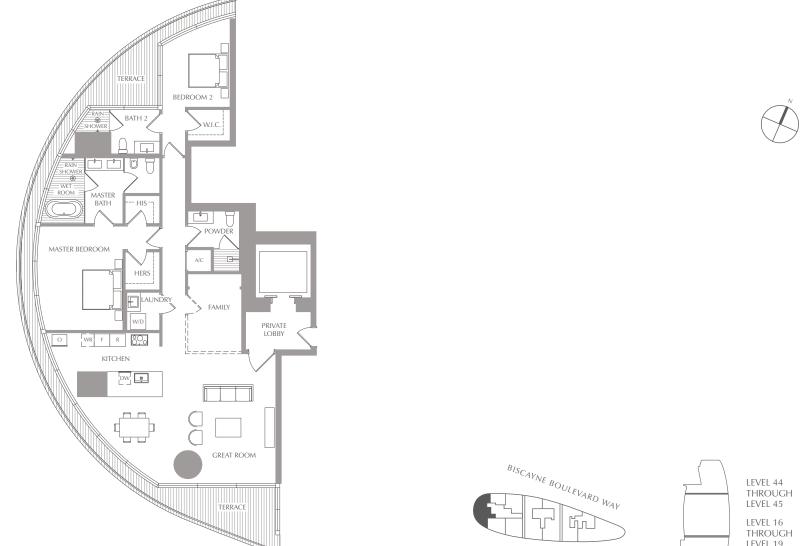
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## **RESIDENCE** 07 LEVEL 16 THROUGH 19 & LEVEL 44 THROUGH 45

2 BEDROOMS
3 BATHS
FAMILY

INTERIOR:	1,915 - 2,114	SQ. FT.	178 - 196	SQ. M.
EXTERIOR:	142 - 255	SQ. FT.	13 - 24	SQ. M.
TOTAL:	2,057 - 2,369	SQ. FT.	191 - 220	SQ. M.





MIAMI RIVER

LEVEL 19

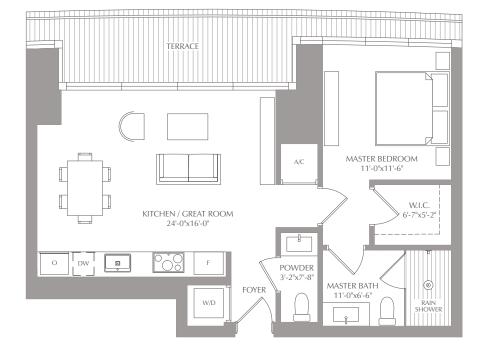
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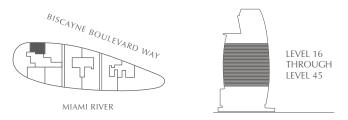


1 BEDROOM 1.5 BATHS

INTERIOR:	754	SQ. FT.	70	SQ. M.
EXTERIOR:	118	SQ. FT.	11	SQ. M.
TOTAL:	872	SQ. FT.	81	SQ. M.







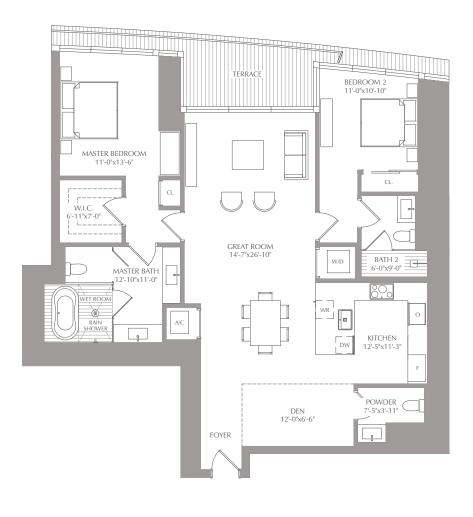
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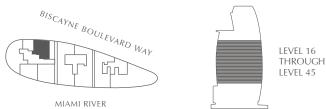
**RESIDENCE** 09 LEVEL 16 THROUGH 45

#### 2 BEDROOM 2.5 BATHS DEN

INTERIOR:	1,584	SQ. FT.	147	SQ. M.
EXTERIOR:	106	SQ. FT.	38	SQ. M.
TOTAL:	1,690	SQ. FT.	185	SQ. M.



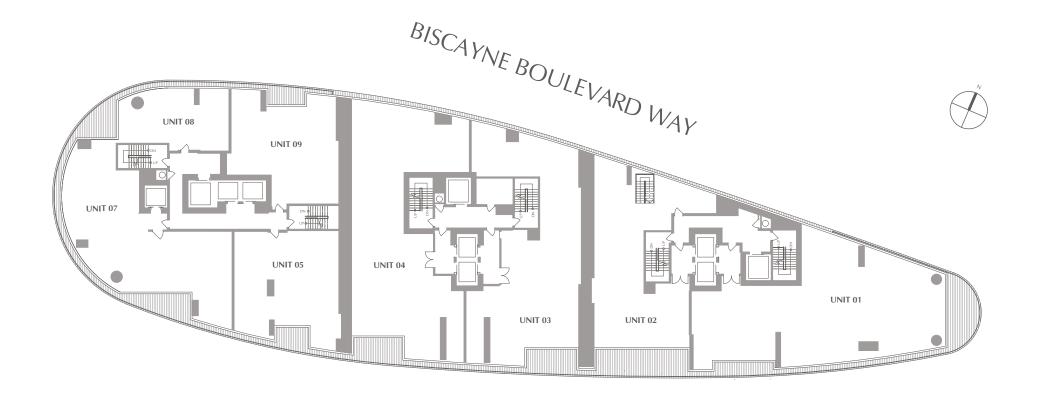




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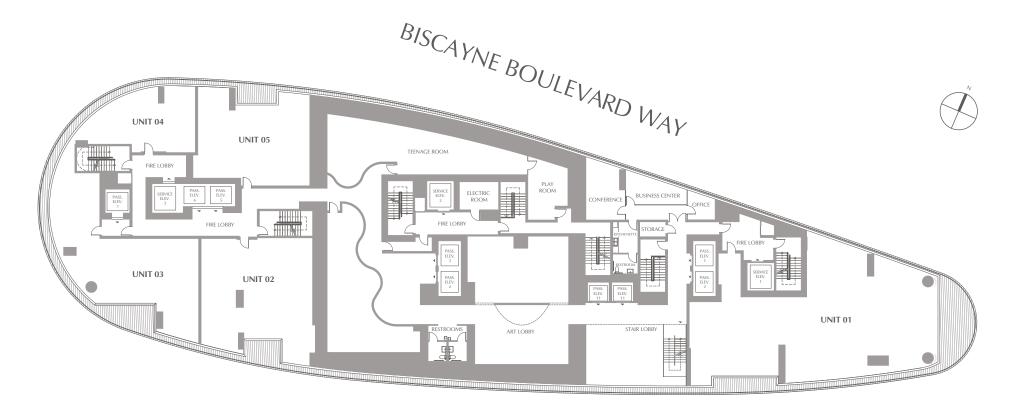
**MIAMI RIVER** 



ALL PLANS, FEATURES AND AMENITIES 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 ON, I'L BE OF THE SAME TYPE, SZE, LOCATION OR NAUTHE AS DEPICTED OR DESCRIPTION OR DESCRIPTION OF DESCRI DESIRABLE IN ITS SOLE AND ABSOLUTE DISCRETION

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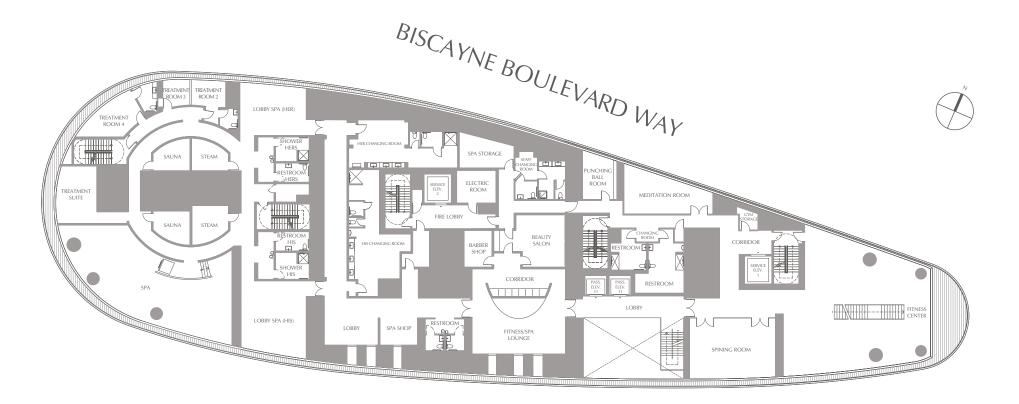
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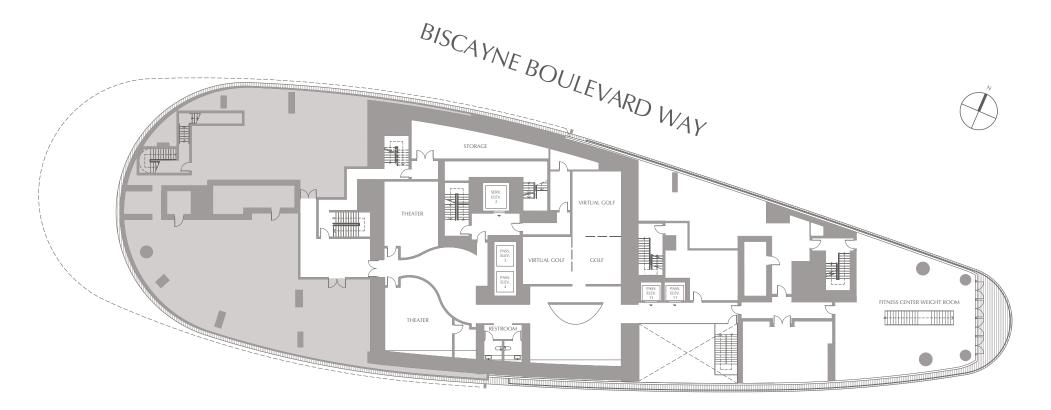
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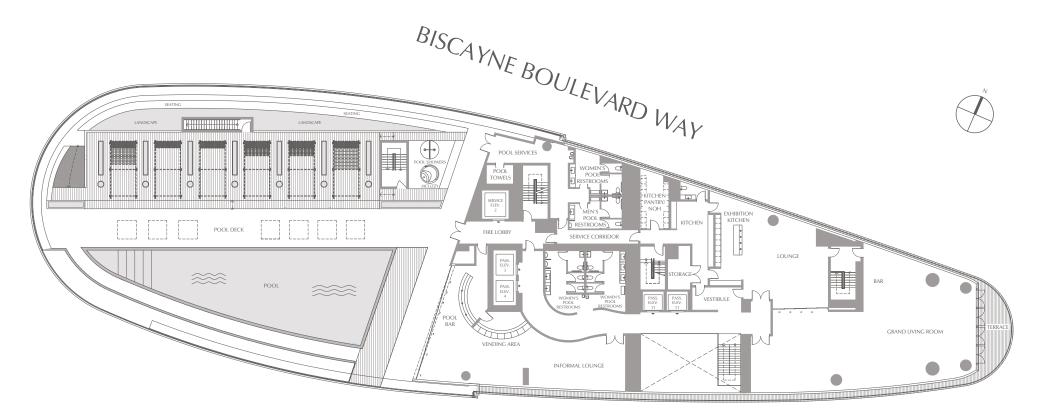
**MIAMI RIVER** 



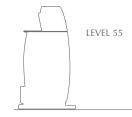
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**MIAMI RIVER** 



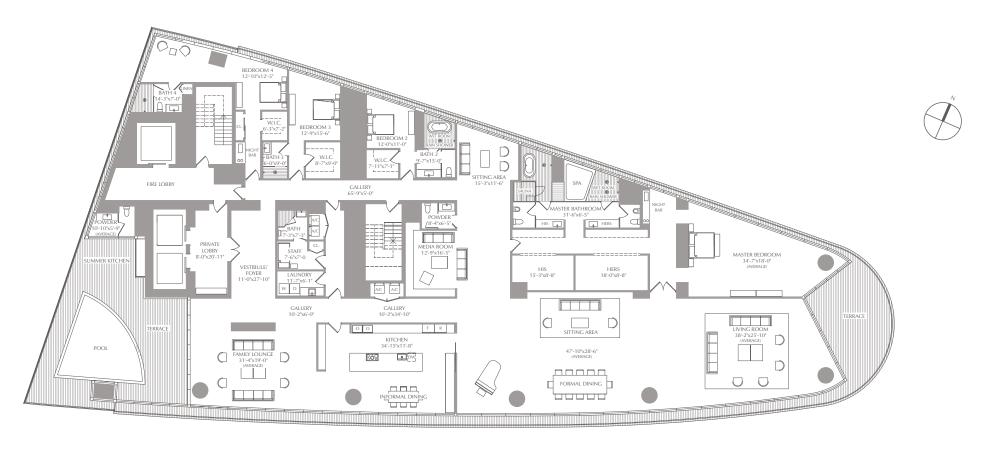
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#### 4 BEDROOMS 6.5 BATHS STAFF + FAMILY

INTERIOR:	10,463 SQ. FT.	972 SQ. M.
EXTERIOR:	1,670 SQ. FT.	155 SQ. M.
TOTAL:	12,133 SQ. FT.	1,127 SQ. M.







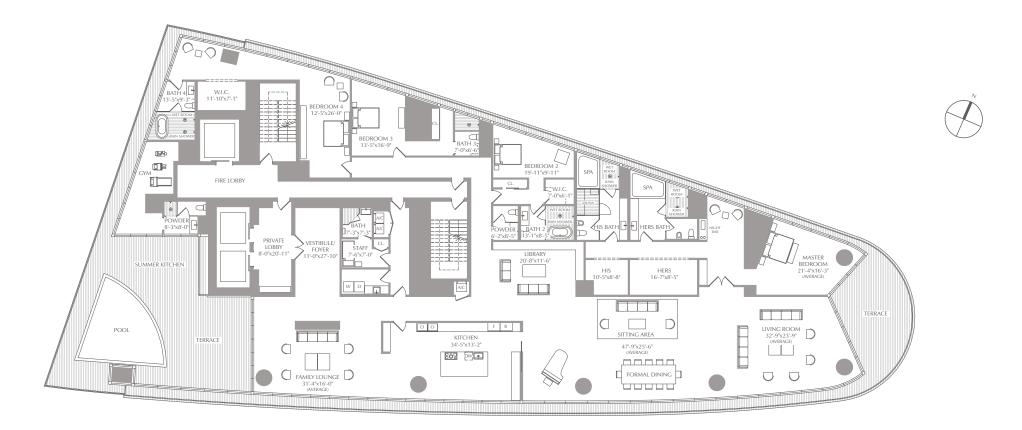
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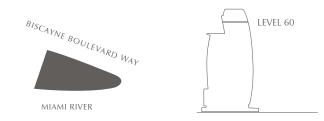


4 BEDROOMS					
6.5 BATHS					
STAFF + FAMILY + GYM					

INTERIOR:	9,314	SQ. FT.	865	SQ. M.
EXTERIOR:	1,929	SQ. FT.	179	SQ. M.
TOTAL:	11,243	SQ. FT.	1,044	SQ. M.







STATED SOURCE 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 SOURCE 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, BUTTHE ON WERES, IS 11,458 OS. FT. MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN ARE GENERALLY TAKEN ARE GENERALLY TAKEN ARE GOVERALLY THE FARTHEST POINTS OF FACH GIVEN RROM (AS IF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PROTON DESCRIPTION AND RESTRUCTURE OF THE OWN WERE A PERFECT TO CHANGE AND WILL TO CHANGE AND SECFICIENT ON THE SAND SPECIFICATIONS AND SPECIFIC

## BUILDING



BISCAYNE BOULEVARD





