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ASTON MARTIN

RESIDENCES

at

300 BISCAYNE BOULEVARD WAY  
MIAMI



Developed by G&G Business Developments LLC

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TRUE BEAUTY HAS  
THE POWER TO  
INSPIRE AND ELEVATE.  
IT IS TIMELESS, AS  
ARE THE ARTISANS  
WHO POUR HEART  
AND SOUL INTO  
ITS CREATION.

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A fiercely independent spirit and a rich and prestigious history define Aston Martin as truly unique in the automotive world.

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# A RICH HISTORY, AN EXCITING FUTURE

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Unrivalled prestige, unequalled craftsmanship, uncompromising standards. For their vision of 300 Biscayne Boulevard Way in downtown Miami, Aston Martin partnered with renowned developer G&G Business Developments LLC to translate its legendary design into an exclusive real estate venture. The result is a prestigious, one-of-a-kind building that represents the pinnacle of elegant living.

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## THE ART OF CRAFTSMANSHIP

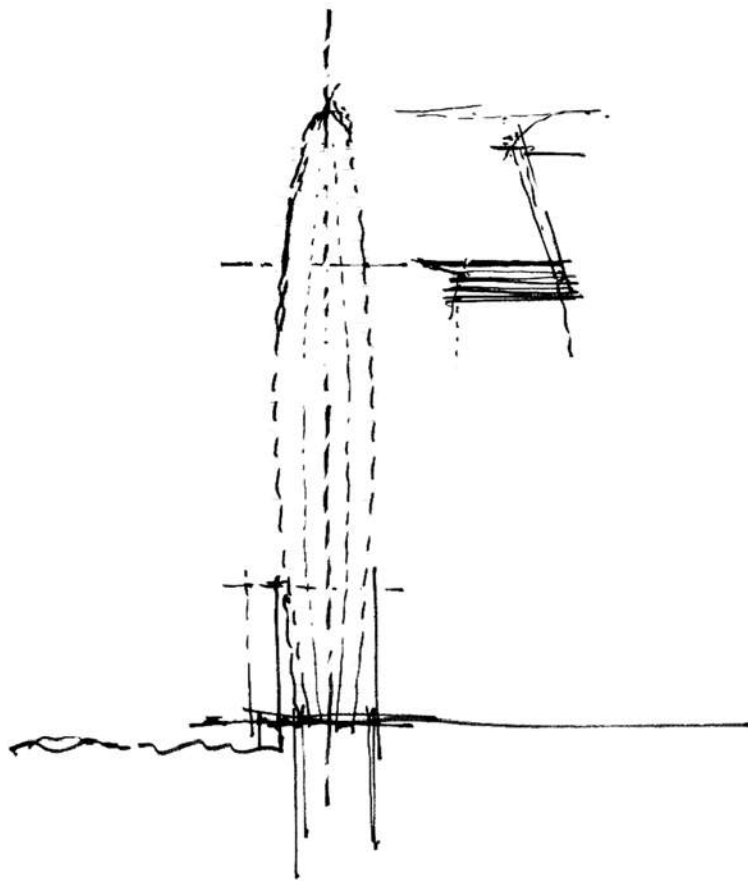
"In this, our first residential development, the interiors are inspired by Aston Martin, but take into consideration Miami's tropical environment. Our design language is based on beauty and the honesty and authenticity of materials. It's simple and pure and it has an elegance attached to beautiful proportions. We are incorporating Aston Martin's DNA through subtle details and fine craftsmanship, with an emphasis on comfort. This building is for people who appreciate the finest quality and craftsmanship, who love the feeling of something that is timeless."

MAREK REICHMAN  
EVP and Chief Creative Officer  
Aston Martin

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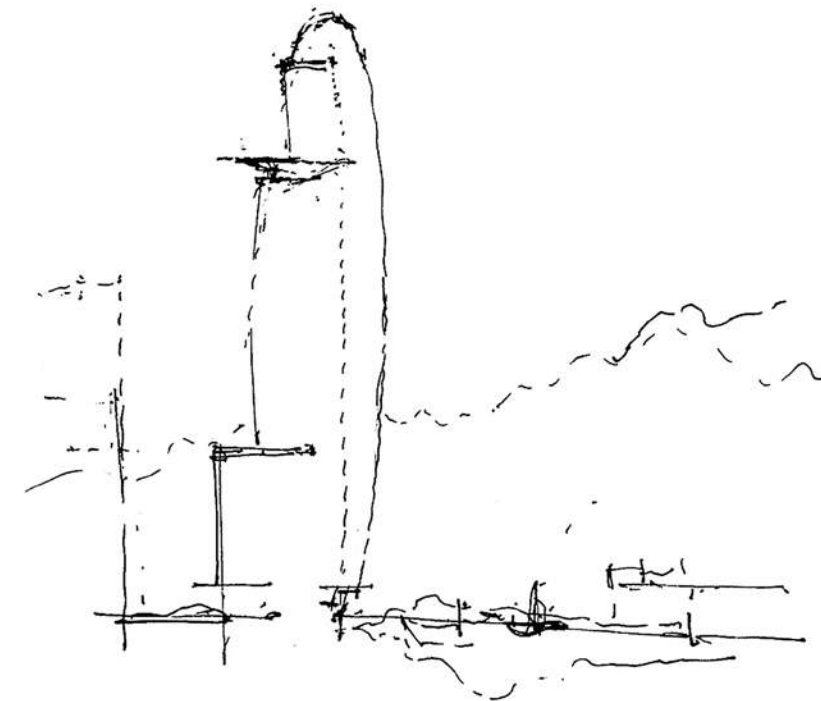


## TIMELESS LINES, EXTRAORDINARY VISION



“Looking at the city of Miami and its powerful connection with the sea, the idea of smooth waves came instantly to our minds. The ripple of the water and the soft lines of its coastline made us wonder how to create a connection between architecture and Miami’s distinct shapes. The work of carving a new niche in this city led to the creation of a luxurious Residential Tower that speaks in the language of the ocean - inspired by the rush of the breeze and the sail of a boat. Aston Martin Residences at 300 Biscayne Boulevard Way achieves an exquisite encounter between sea, city and wind.”

RODOLFO MIANI  
BMA Architects





PERFECTLY REFLECTING  
A NAME OF LEGEND

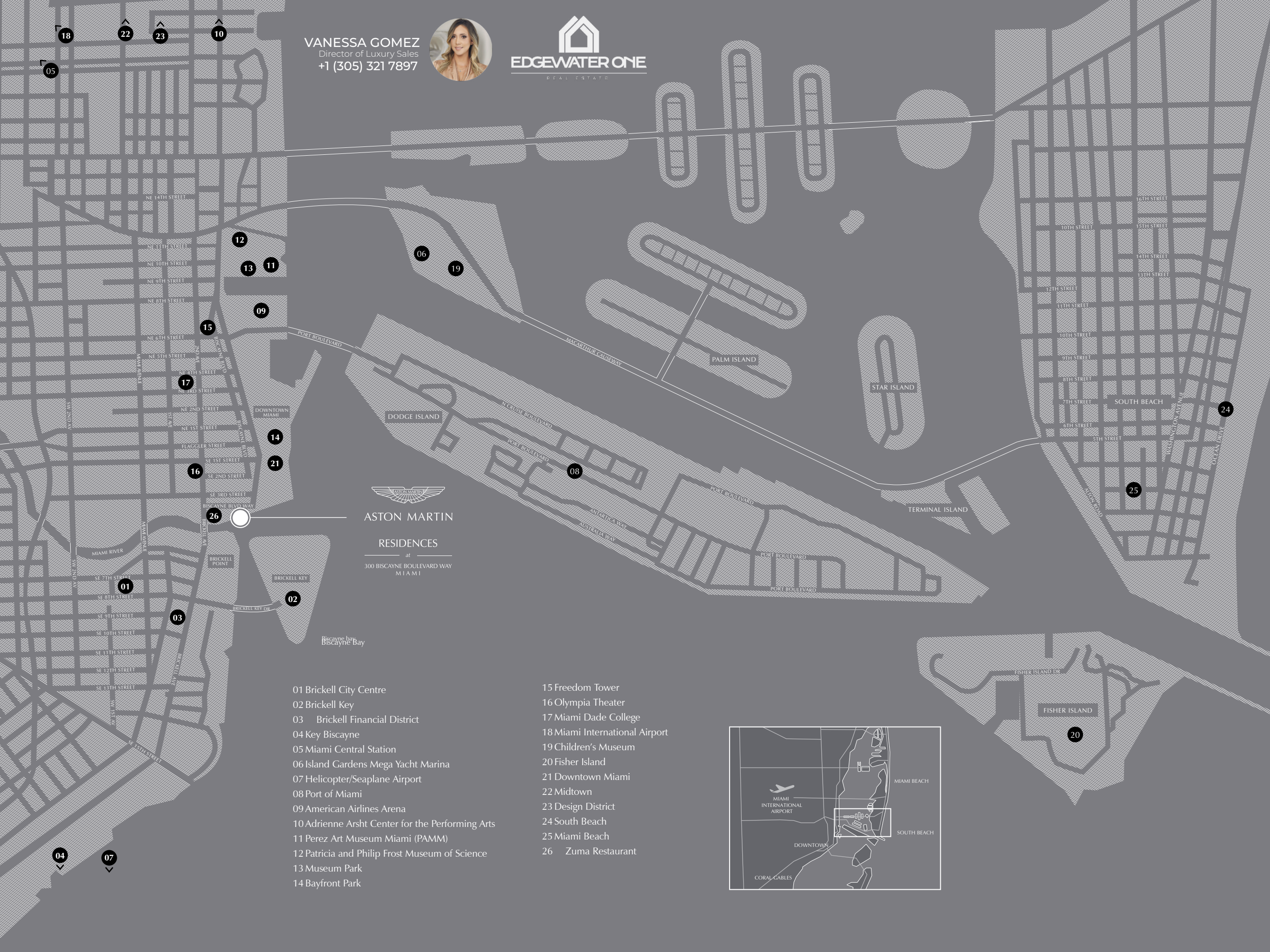


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- 01 Brickell City Centre
- 02 Brickell Key
- 03 Brickell Financial District
- 04 Key Biscayne
- 05 Miami Central Station
- 06 Island Gardens Mega Yacht Marina
- 07 Helicopter/Seaplane Airport
- 08 Port of Miami
- 09 American Airlines Arena
- 10 Adrienne Arsht Center for the Performing Arts
- 11 Perez Art Museum Miami (PAMM)
- 12 Patricia and Philip Frost Museum of Science
- 13 Museum Park
- 14 Bayfront Park

- 15 Freedom Tower
- 16 Olympia Theater
- 17 Miami Dade College
- 18 Miami International Airport
- 19 Children's Museum
- 20 Fisher Island
- 21 Downtown Miami
- 22 Midtown
- 23 Design District
- 24 South Beach
- 25 Miami Beach
- 26 Zuma Restaurant





# MASTERFULLY DESIGNED FOR LIVING A WORLD-CLASS LIFESTYLE

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 storeys into the sky.



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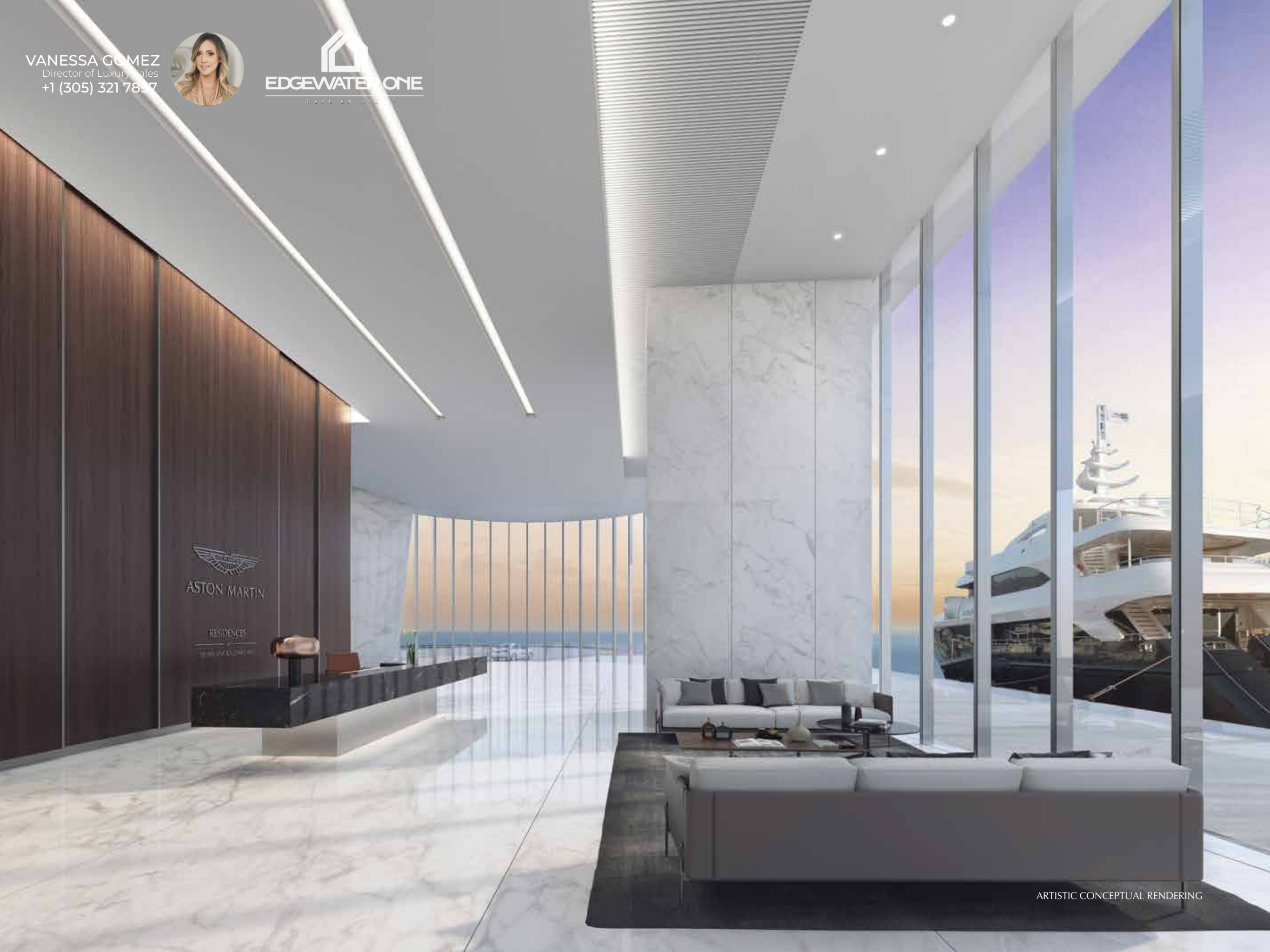


# A WORLD OF ARTISTRY, LUXURY AND CHOICE

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ARTISTIC CONCEPTUAL RENDERING



# EXPERIENCE THE WORLD'S FINEST SKY AMENITIES

## FEATURES & AMENITIES

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### BUILDING INFORMATION

- 391 Condominium Residences
- 66 Floors
- 1-5 Bedroom Residences, Duplexes, Penthouses, and 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
- Butler Service
- Beach Experiences

### RESIDENCES FEATURES

- Expansive floor plan layouts
  - Upper Penthouse 19,868 SF
  - Sky Penthouses ranging from 8,871 SF to 10,190 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 Gaggenau appliances and Bulthaup kitchens
- Bathroom with European cabinetry
- Premium white marble flooring throughout living area, kitchen, and bathrooms
- Private balconies finished with high-end porcelain flooring and glass railings

THREE-LEVEL  
AMENITIES LOBBY

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PERFECT SPACES  
DESIGNED TO BE  
LIVED AND LOVED

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LEVEL 55TH GRAND SALON



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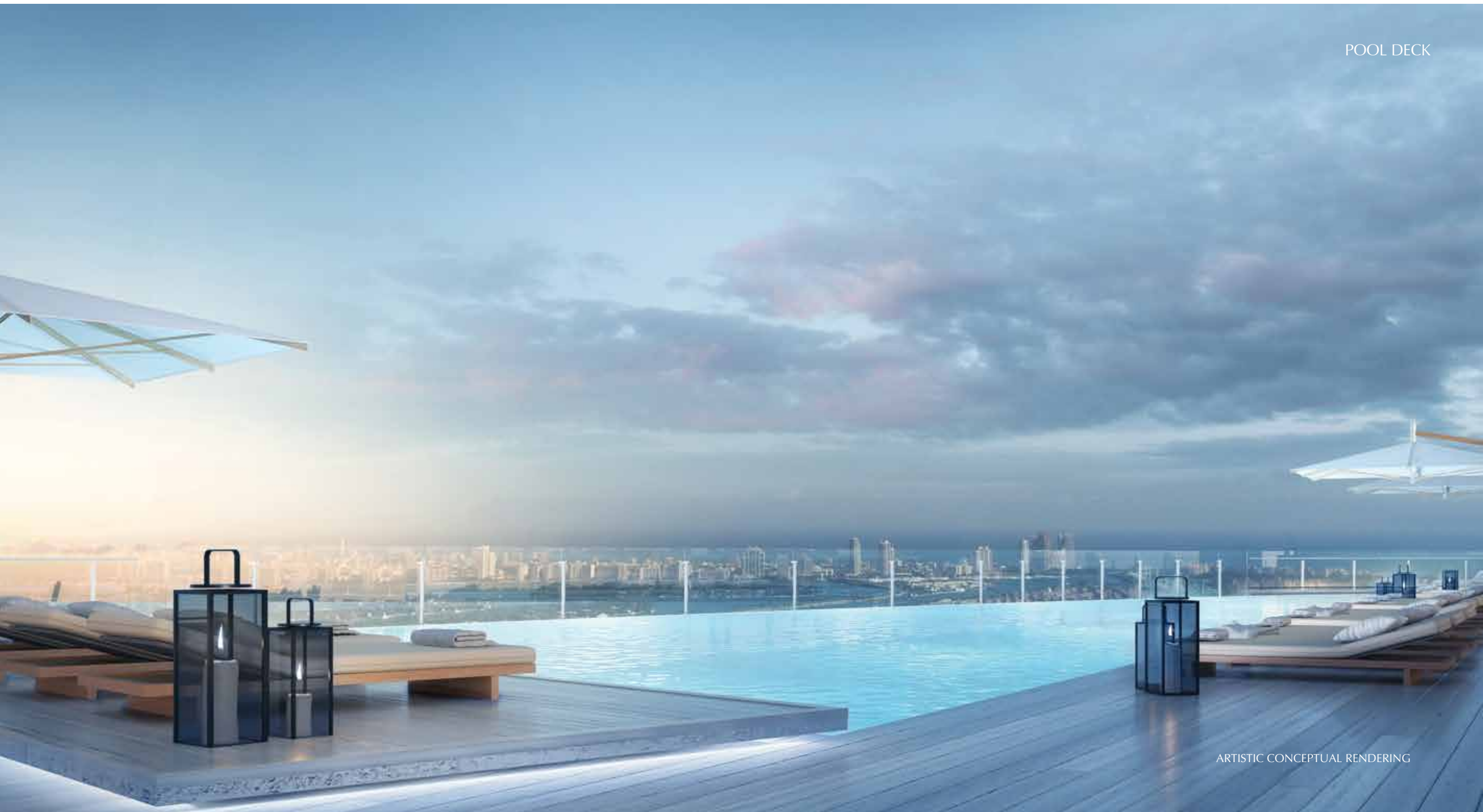
# SWIM ABOVE IT ALL

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A full complement of amenities such as a state-of-the-art fitness centre and spa, large pool deck, salons, lounges and a super yacht marina are all located onsite for total convenience.

POOL DECK



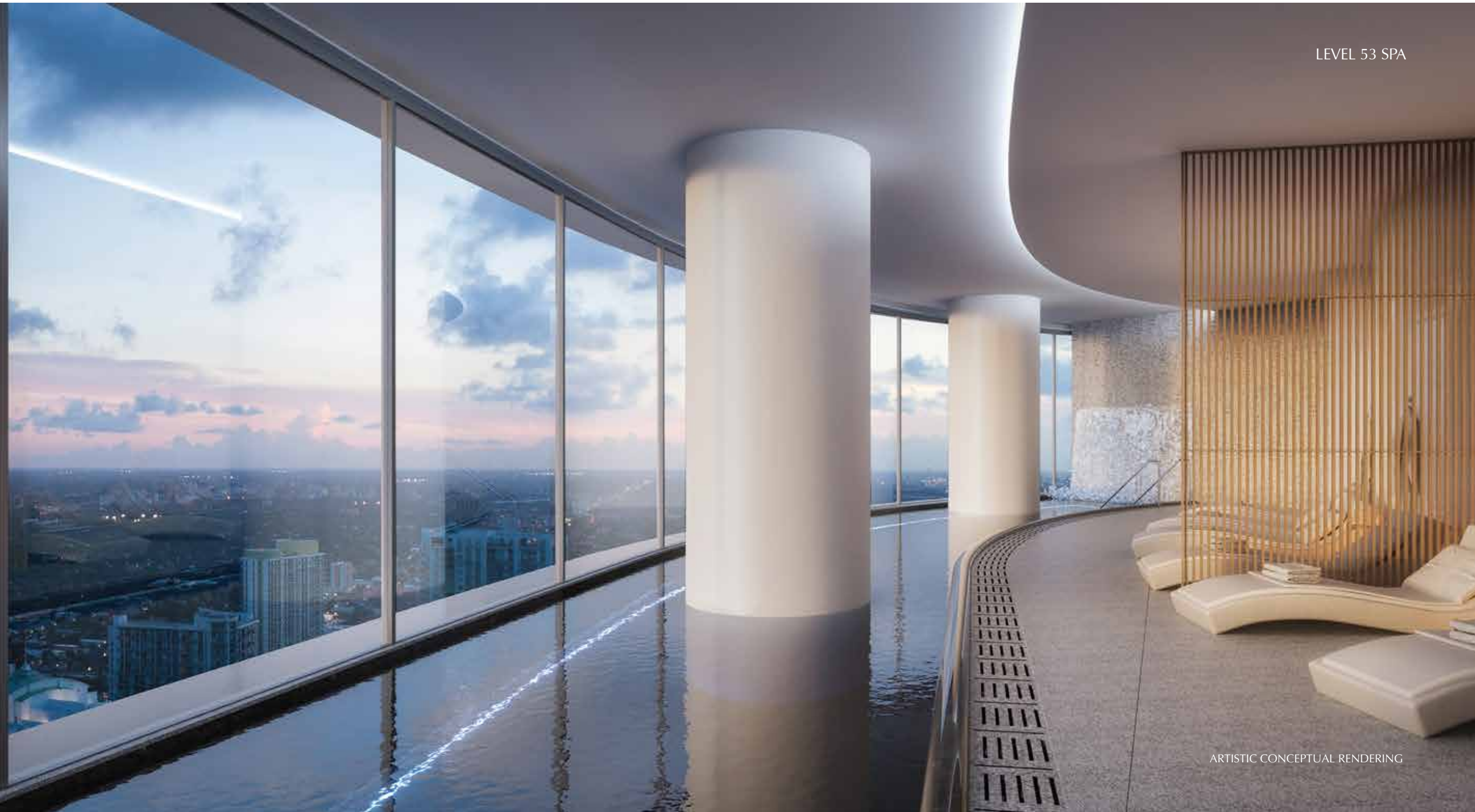
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# DIP IN TRUE BEAUTY

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LEVEL 53 SPA



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# WELLNESS SKY FITNESS CENTER



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# THE EXCLUSIVE SUPER YACHT MARINA

The only luxury building featuring  
468 feet of water frontage.

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# THE BUTLER SERVICE

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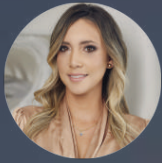
Aston Martin Residences at 300 Biscayne Boulevard Way offers a luxury butler service, providing complete life experiences for residents. Among other benefits the butler service entails home management and luxury travel support, offering uncompromising personal services to each of the residents for maximum convenience and accessibility, including flights or excursions across Miami and beyond; luxury boat rental, VIP event access and the exclusive Aston Martin Residences Beach Experiences.



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# ASTON MARTIN RESIDENCES BEACH EXPERIENCES



Residents can enjoy the best of both worlds with direct access to a golden beach just minutes away from their luxury downtown Miami homes. Owners can use the Aston Martin Residences Butler Service to call the exclusive yacht from their condo for the short cruise along the world-renowned waters of Miami to the beach. Taking to the water for this journey offers a relaxing and unique perspective of the city and its breathtaking skyline. This special beach is an oasis of calm and tranquility.



AN ARRIVAL TO  
THE PERFECT  
PLACE IN  
THE WORLD



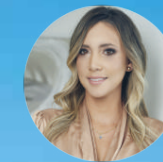
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Panoramic views of Biscayne Bay,  
the Miami River and the dynamic  
Miami skyline abound, providing  
an ever-changing, dramatic backdrop.

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# DESTINED FOR LIVING LIFE BEAUTIFULLY

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Open your mind to the endless possibilities.  
An exciting world of sophistication,  
meticulously designed, and crafted by  
artisans using the most noble materials.

LINE 01 LIVING ROOM



A prestigious home, where no detail has been left to chance in a relentless passion to create true beauty.

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EXQUISITE AND  
TOP-OF-THE LINE KITCHEN

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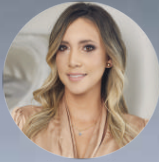
  
**EDGEWATER ONE**  
REAL ESTATE



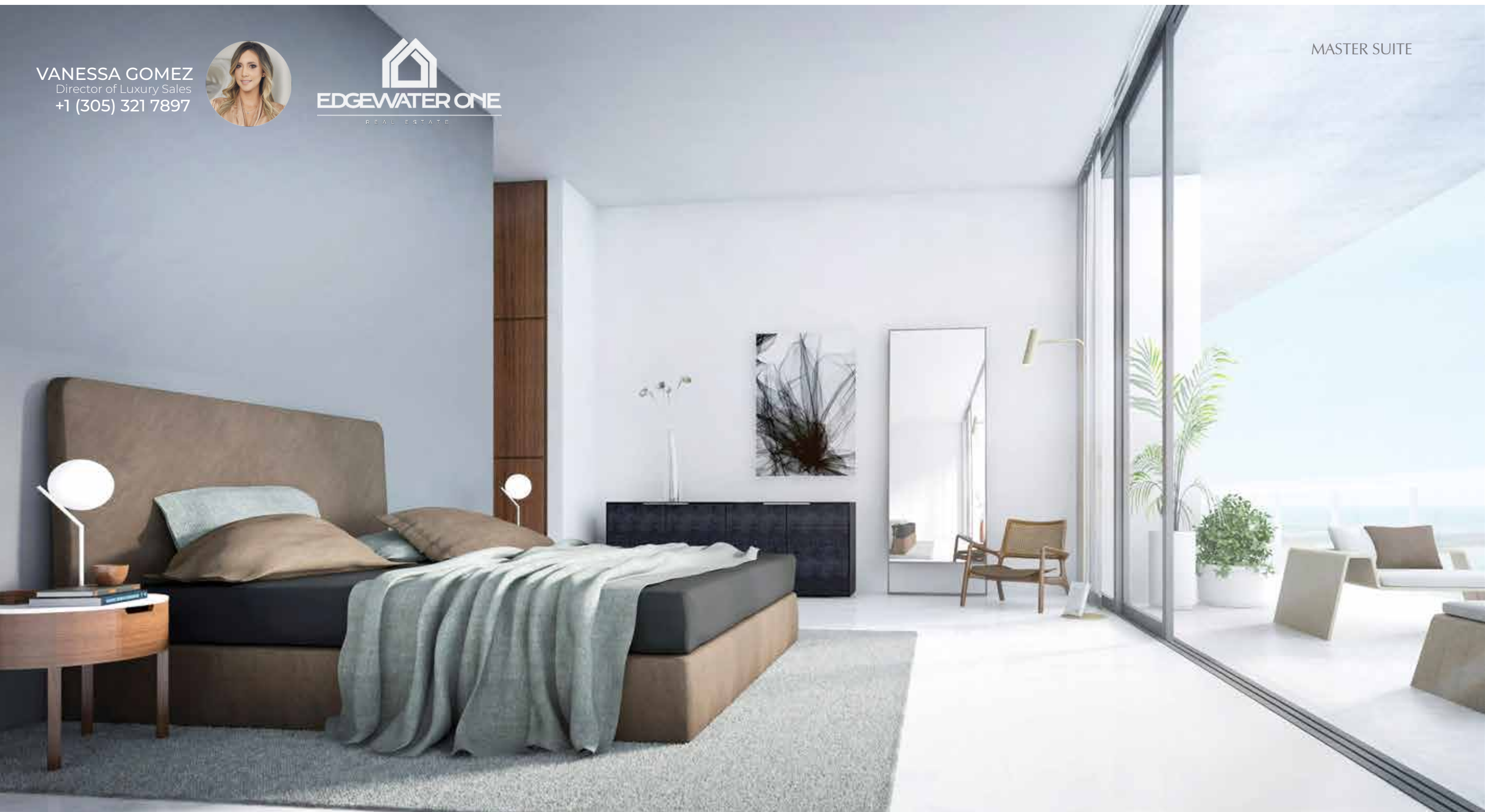
# SOPHISTICATED STYLE USING THE MOST NOBLE MATERIALS

Spacious and naturally luminous interiors have been meticulously designed, inspired by a love of true beauty. Each habitat creates the perfect ambience for the most comfortable and elegant living and for enjoying the panoramic views of the Biscayne Bay, Miami River and the city's impressive skyline.

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MASTER SUITE





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MASTER BATH



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# ASTON MARTIN SIGNATURE

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MIAMI RIVERWALK LIMITED EDITION  
One remarkable element will ensure that Aston Martin Residences at 300 Biscayne Boulevard Way are the ultimate expression of a bespoke, cosmopolitan lifestyle. A special Miami Riverwalk Limited Edition DB11 will be commissioned as the perfect complement for a very select few residents. Custom elements such as crafted interiors, luxe materials and finishes, as well as other unique features, will be purpose-designed into one remarkable motorcar. Limited to just 47 vehicles, those privileged to own one will possess a rare, iconic piece of history.



# THE BUILDING

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Every aspect of the Aston Martin Residences at 300 Biscayne Boulevard Way has been carefully considered to provide the perfect balance between maximisation of space, optimal light and views, and the needs of today’s modern cosmopolitan lifestyles. Additionally, all amenities within and adjacent to the building have been positioned for maximum convenience and accessibility.

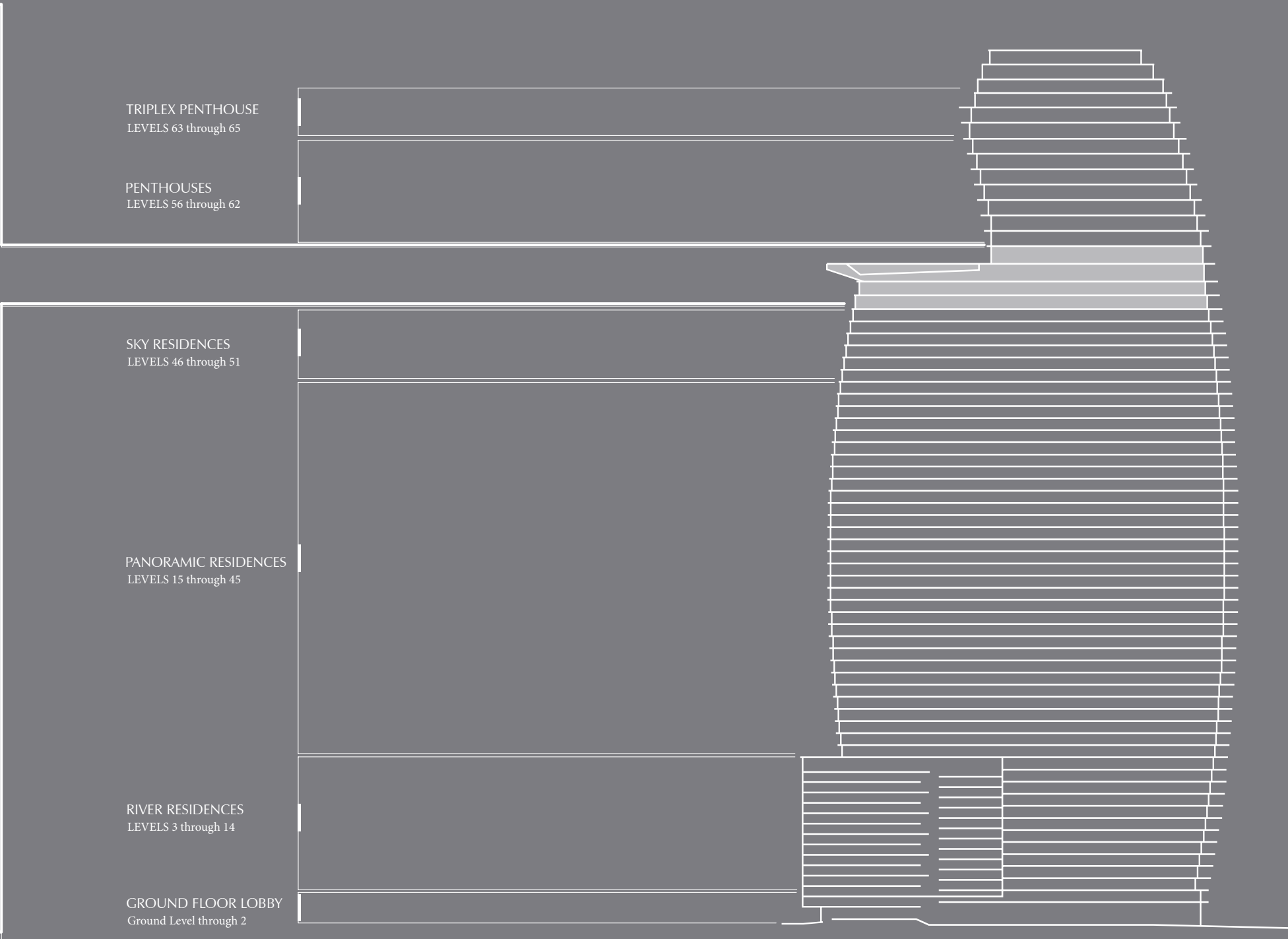
## SKY AMENITIES

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

LEVEL  
**54**  
Fitness Centre (Upper Level)  
Virtual Golf  
Movie Theatres 1 & 2

LEVEL  
**53**  
Fitness/Spa Lounge  
SPA  
Fitness Centre (Lower Level)  
Spinning Room  
Boxing Room  
Treatment Suites  
Sauna  
Meditation Room  
Beauty Salon  
Barbershop

LEVEL  
**52**  
Curated Art Gallery  
Business Centre  
Conference Room  
Kids Playroom  
Teen Centre  
Game Room  
Vending Area





KEYPLAN

# GROUND FLOOR LOBBY

GROUND LEVEL THROUGH 2

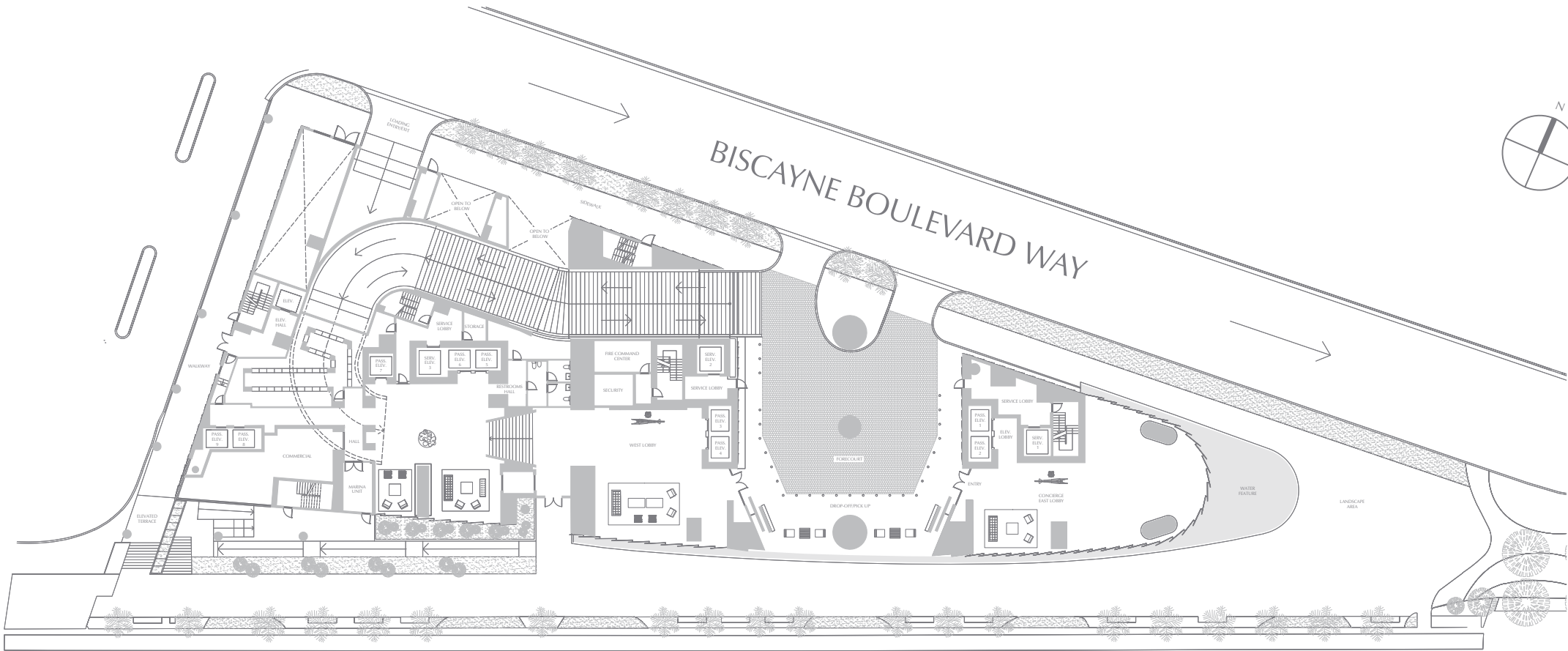


ASTON MARTIN

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MIAMI RIVER

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GROUND LEVEL  
THROUGH  
LEVEL 2



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KEYPLAN

# RIVER RESIDENCES

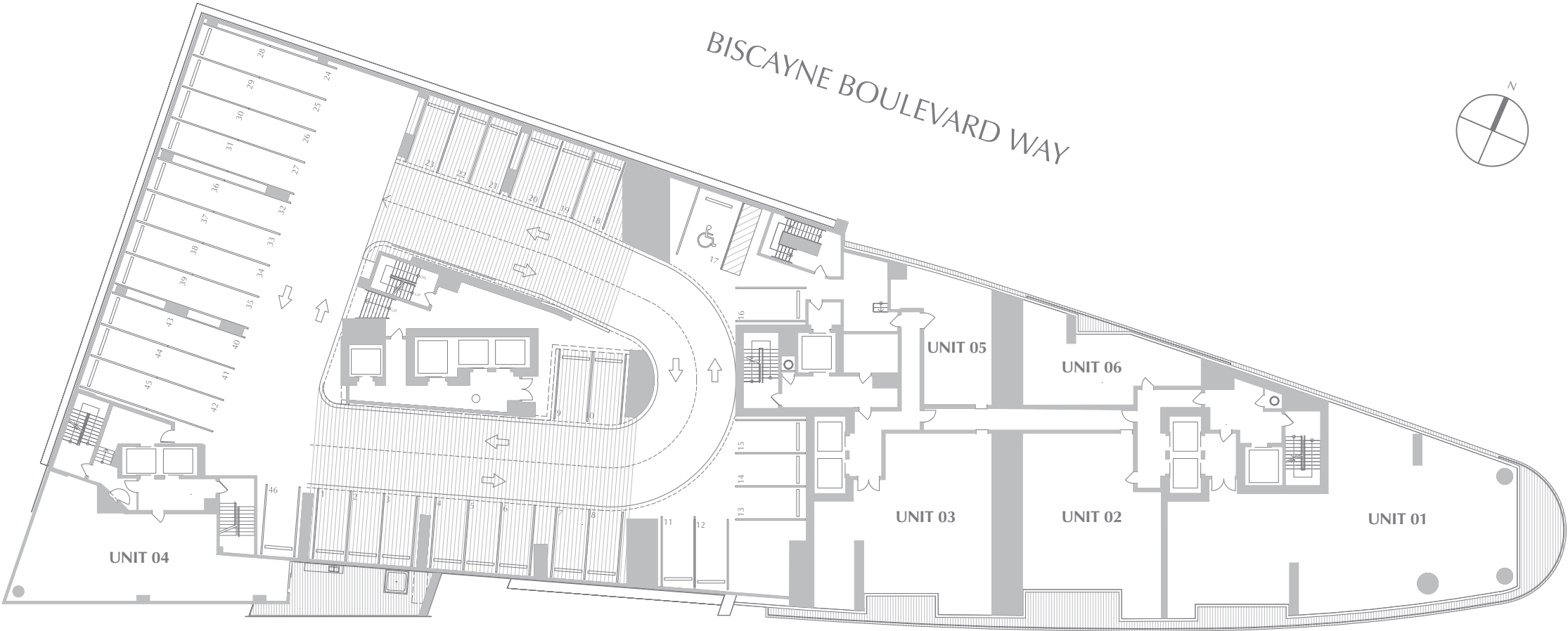
LEVEL 3 THROUGH 14



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LEVEL 3  
THROUGH  
LEVEL 14

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KEYPLAN

# PANORAMIC RESIDENCES

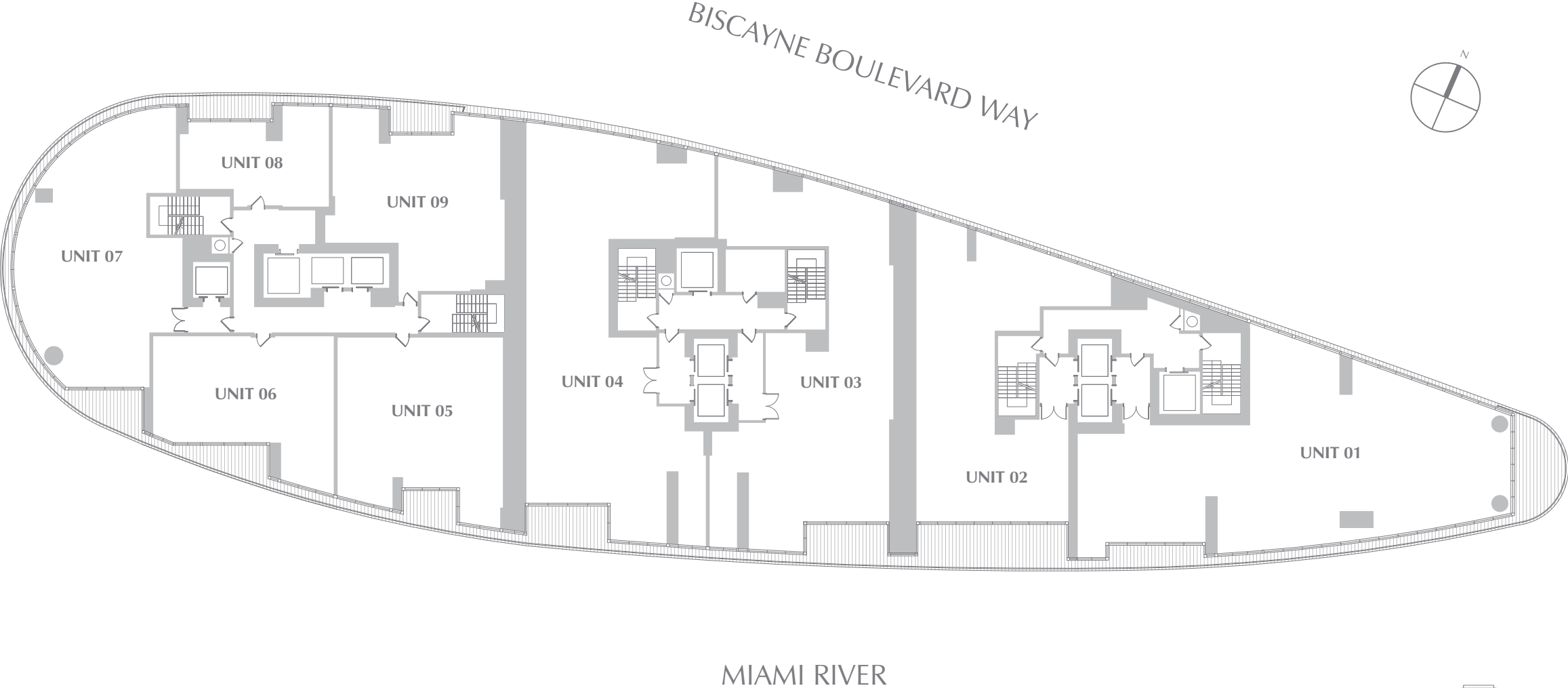
LEVEL 15 THROUGH 45



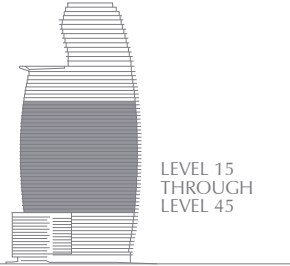
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KEYPLAN

# SKY RESIDENCES

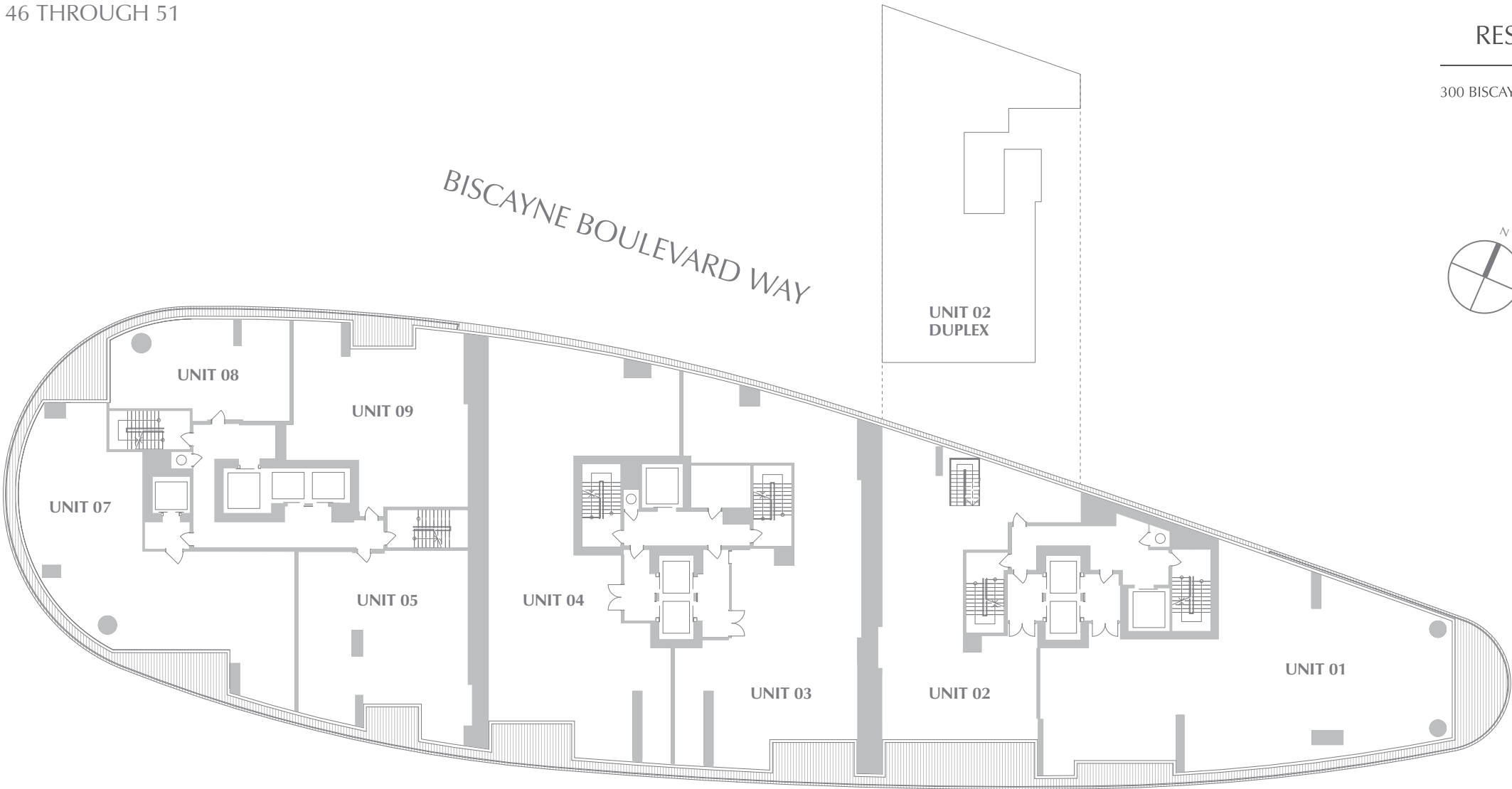
LEVEL 46 THROUGH 51



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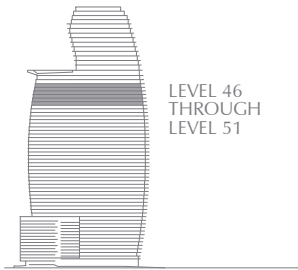
RESIDENCES

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PANORAMIC RESIDENCES

# RESIDENCES 01

LEVEL 35

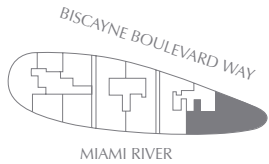
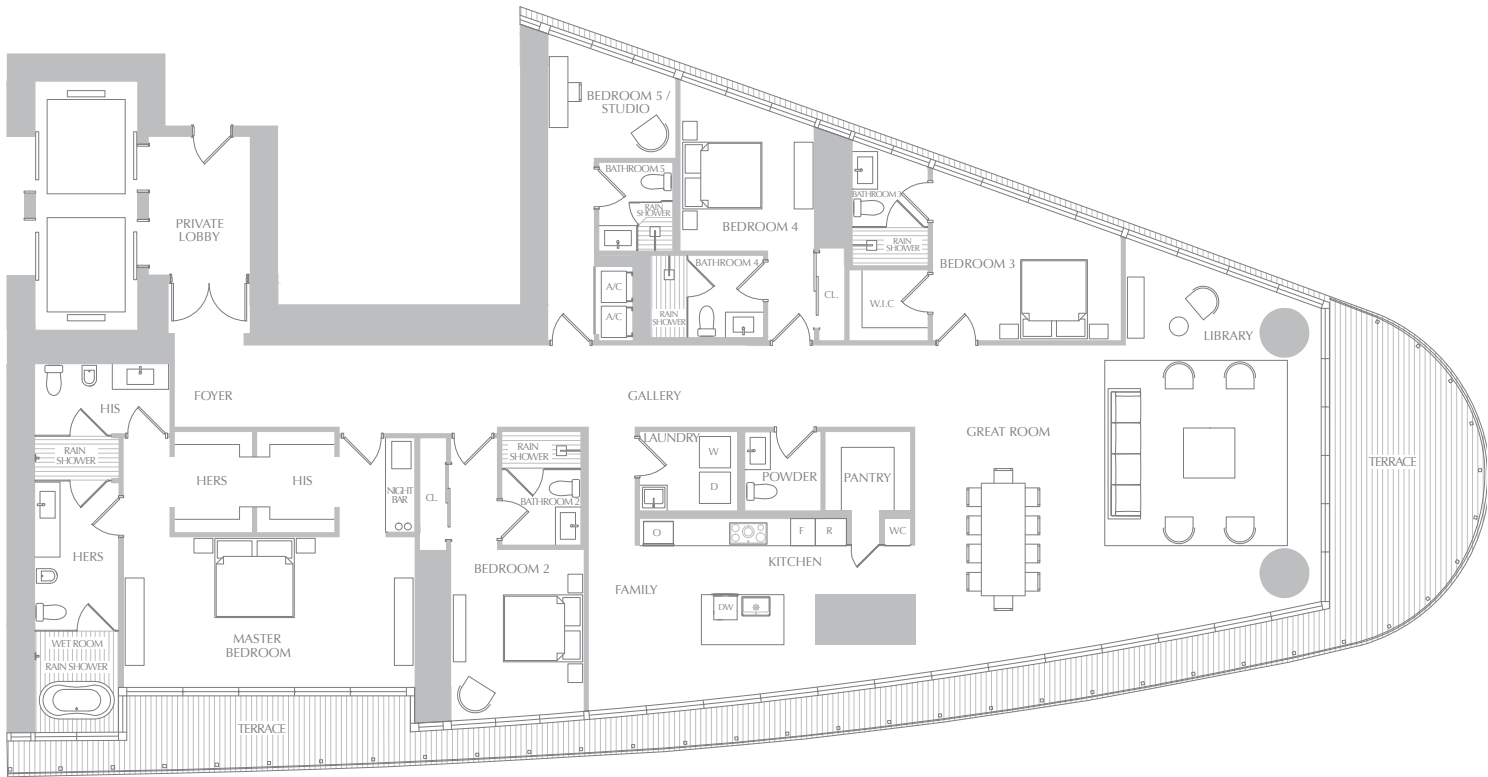


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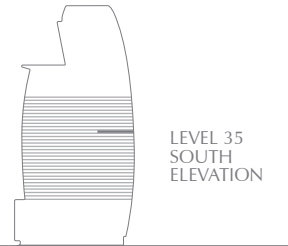
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PANORAMIC RESIDENCES

# RESIDENCES 02

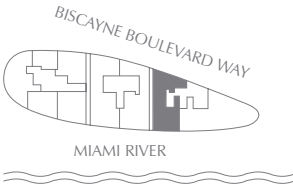
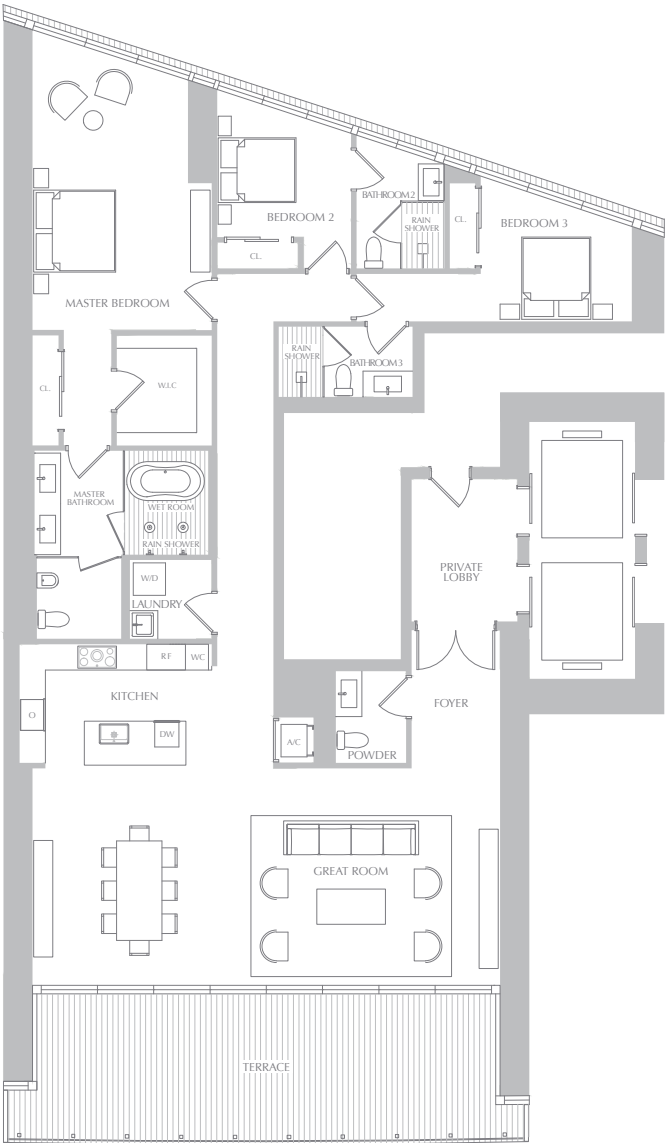
LEVEL 35



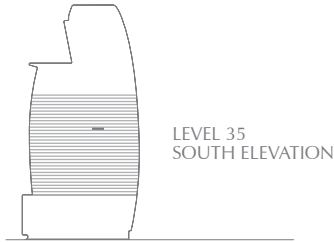
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PANORAMIC RESIDENCES

# RESIDENCES 03

LEVEL 35

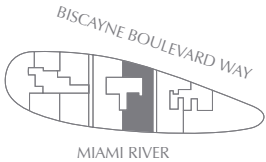


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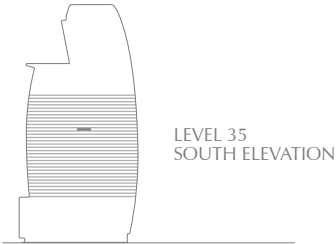
RESIDENCES

at

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MIAMI



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# RESIDENCES 04

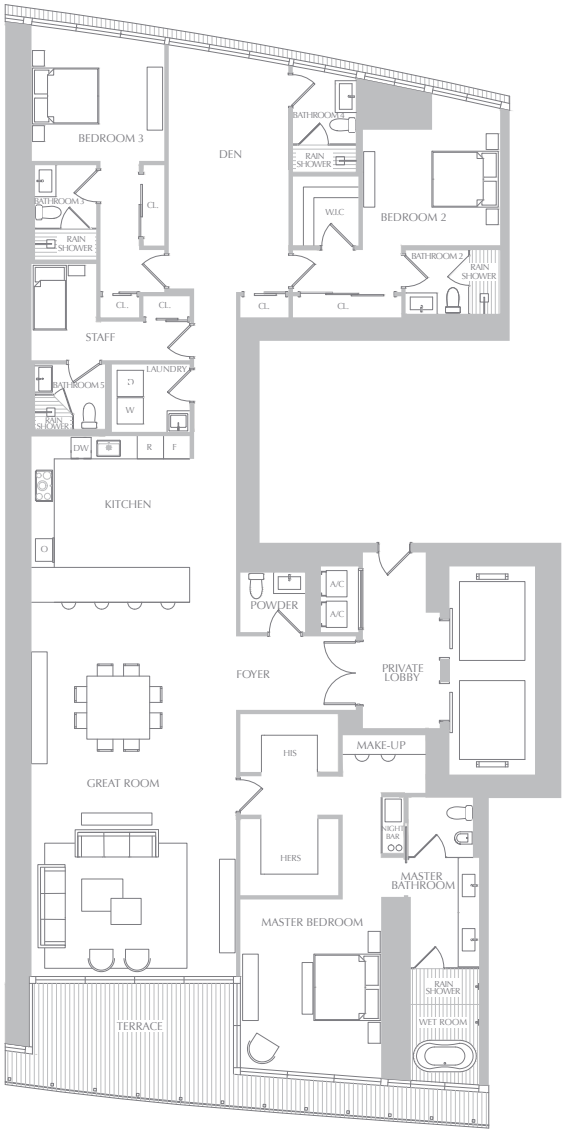
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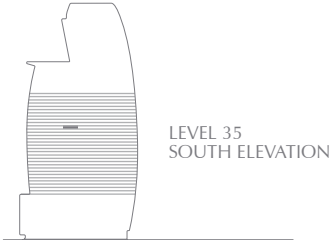
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## RESIDENCES

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# RESIDENCES 05

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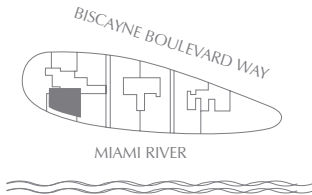
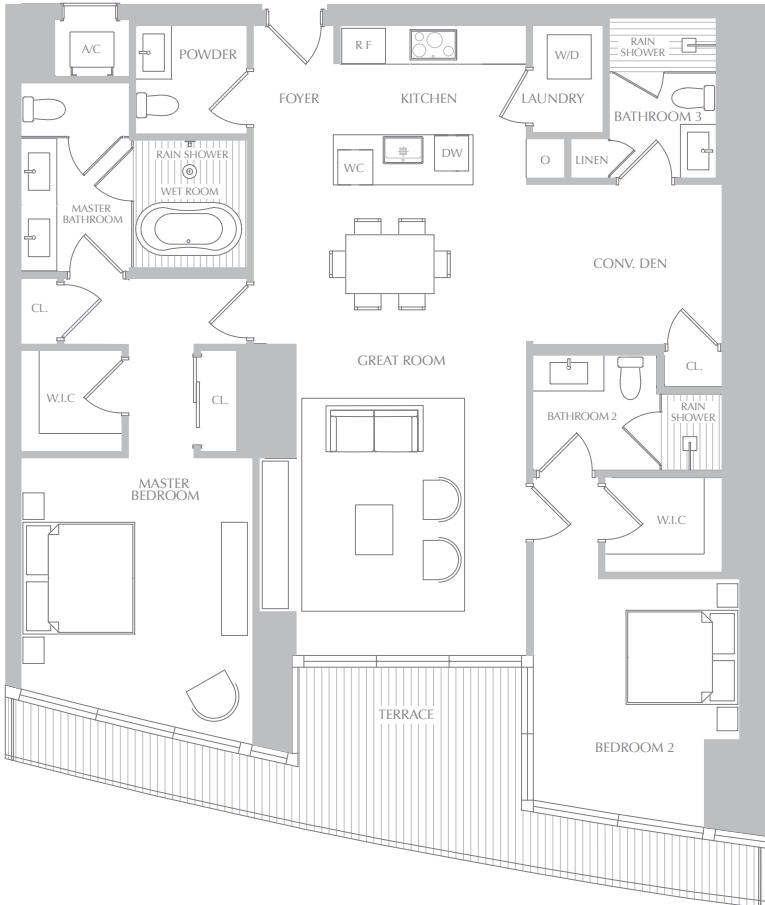


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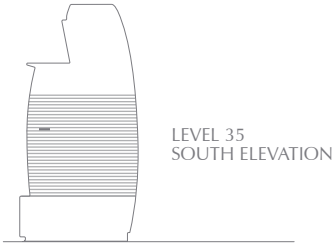
RESIDENCES

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# RESIDENCES 06

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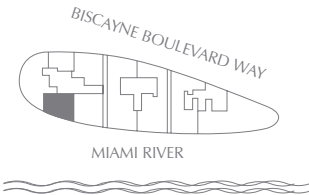
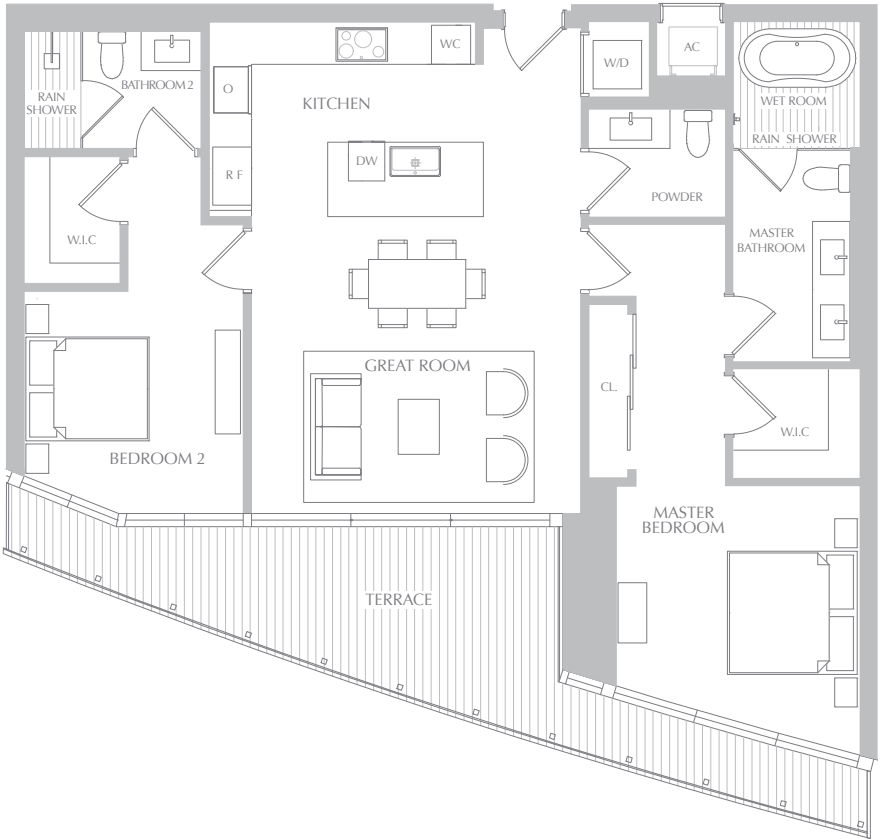


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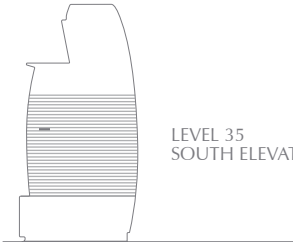
RESIDENCES

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# RESIDENCES 07

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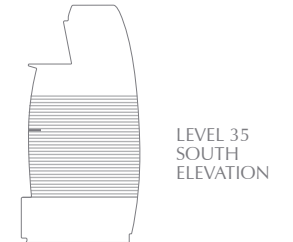
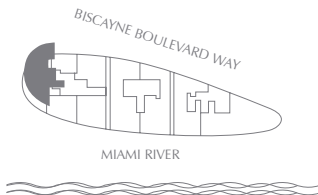
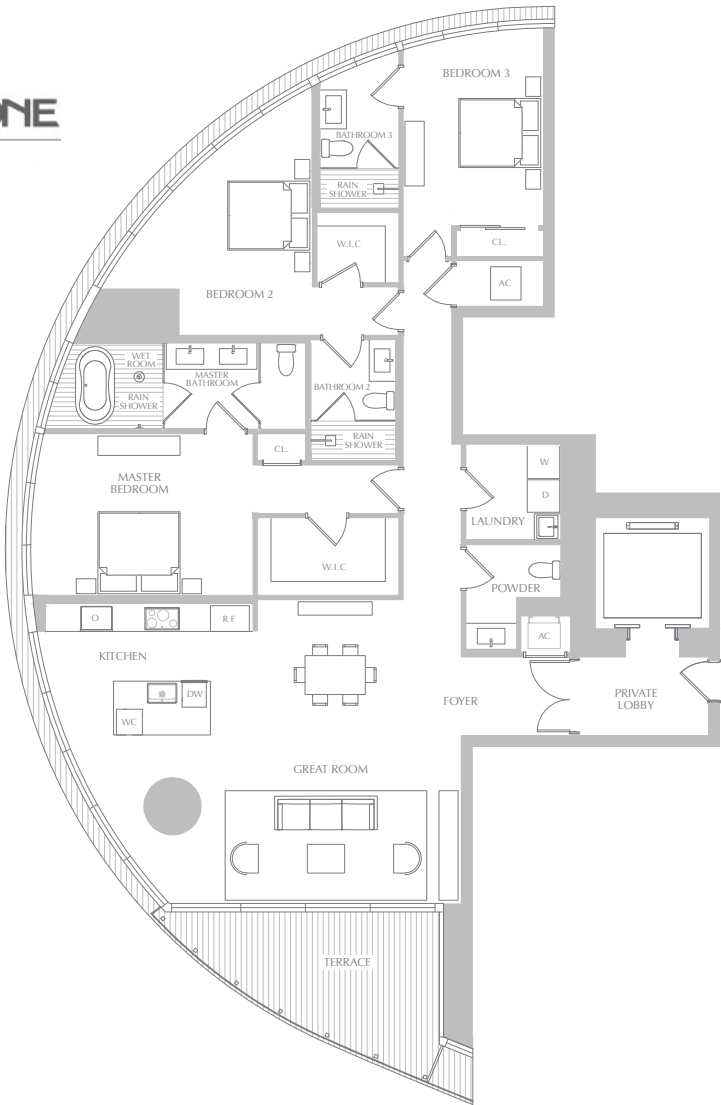
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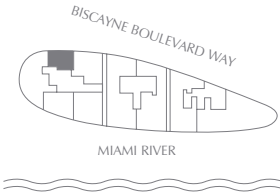
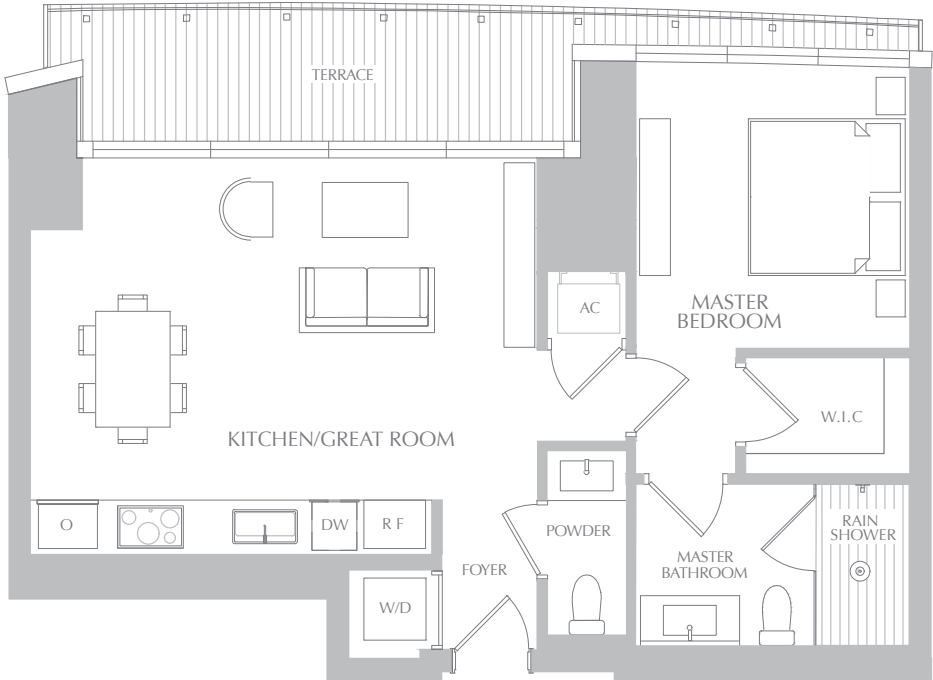
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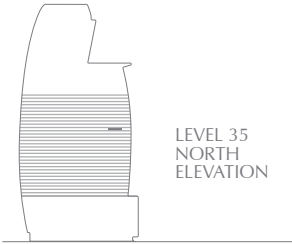
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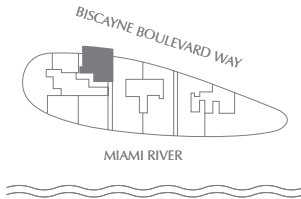
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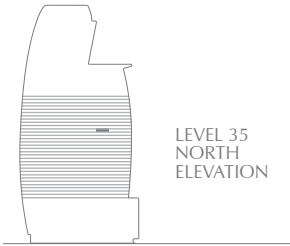
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# THE TEAM



ASTON MARTIN

Gaydon is the birthplace of all contemporary Aston Martins. It is the passion and pride of our workforce, their meticulous execution of every detail that defines an Aston Martin. To convey the effort, skill and determination of our craftsmen and women or their pride when another piece of our unique artwork is ready for its owner is almost impossible. To see the Gaydon production facility in action is to know that every car and our future is in safe hands.



Headquartered in Miami, G&G Business Developments is a luxury Real Estate company recognised for quickly establishing success in the global market, attracting investors seeking well-funded, innovative projects and delivering exceptional results. G&G Business Developments is managed by its owners who contribute their solid management knowledge, strategic business vision, and the financial support to nurture new Real Estate projects.

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**BMA** ARQUITECTOS  
& ASOCIADOS

BMA - Bodas Miani Anger Arquitectos & Asociados is an integrated architectural office focused on the design of buildings of all typologies and scales. Founded in 1989 BMA has become one of the most important offices in the region being awarded national and international awards such as ICSC, Vitruvio and MNBA among others. Our biggest challenge is the creation of intelligent and original solutions for each one of our projects. We believe the best design is the result of an open-minded search, with no conditioning or preconceptions.



By combining unparalleled local knowledge with an established international clientele, Miami-based Cervera Real Estate has been South Florida's industry leader in luxury condominium sales for more than four decades. Cervera was the area's first brokerage to market extensively on an international scale. With a team of more than 400 professionals, the company has exclusively sold over 110 condominium projects, closed more than 50,000 units and represented some of the most prominent developers. Today, Cervera remains the broker of choice for the sale and launch of South Florida's newest luxury developments.

**revuelta**  
architecture international

Revuelta Architecture International was founded with a commitment to provide our clients with quality designs balanced with sustainable and economically feasible solutions, delivered within stringent time schedules. This philosophy, over the past two decades, has been the cornerstone of the success of many of our projects. We have partnered with top local and national developers in the design and creation of some of South Florida's leading landmark residential, commercial, hospitality, automobile dealerships and mixed-use projects.

**Conway+Partners**

Conway+Partners is a full-service, integrated branding and marketing agency specializing in the Real Estate development and hospitality industries. Working with a diverse roster of global clientele, we are driven by creativity and innovation to garner real world results.





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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 of 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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