

PENTHOUSE  
**PENTHOUSE 01**  
 LEVEL 56

4 BEDROOMS  
 6 BATHROOMS  
 2 POWDER + FAMILY + STAFF + GYM  
 POOL

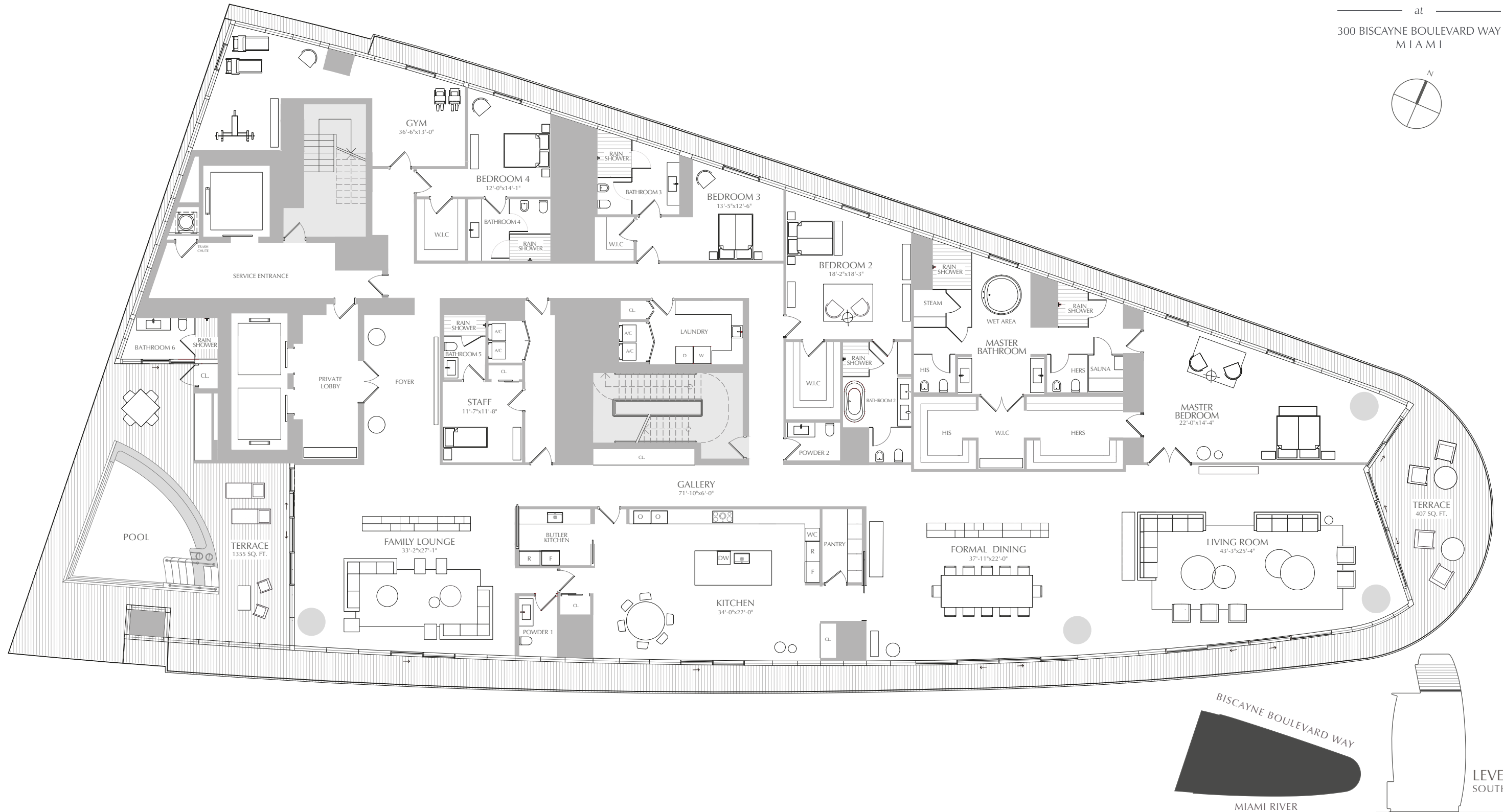
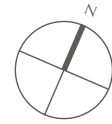
INTERIOR: 10,190 SQ. FT. 947 SQ. M.  
 EXTERIOR: 2,823 SQ. FT. 262 SQ. M.  
 TOTAL: 13,013 SQ. FT. 1,209 SQ. M.



ASTON MARTIN

RESIDENCES

at  
 300 BISCAYNE BOULEVARD WAY  
 MIAMI



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 "3" 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.

PENTHOUSE  
**PENTHOUSE 02**  
 LEVEL 57

4 BEDROOMS  
 5 BATHROOMS  
 3 POWDER + STAFF + FAMILY  
 POOL + GYM

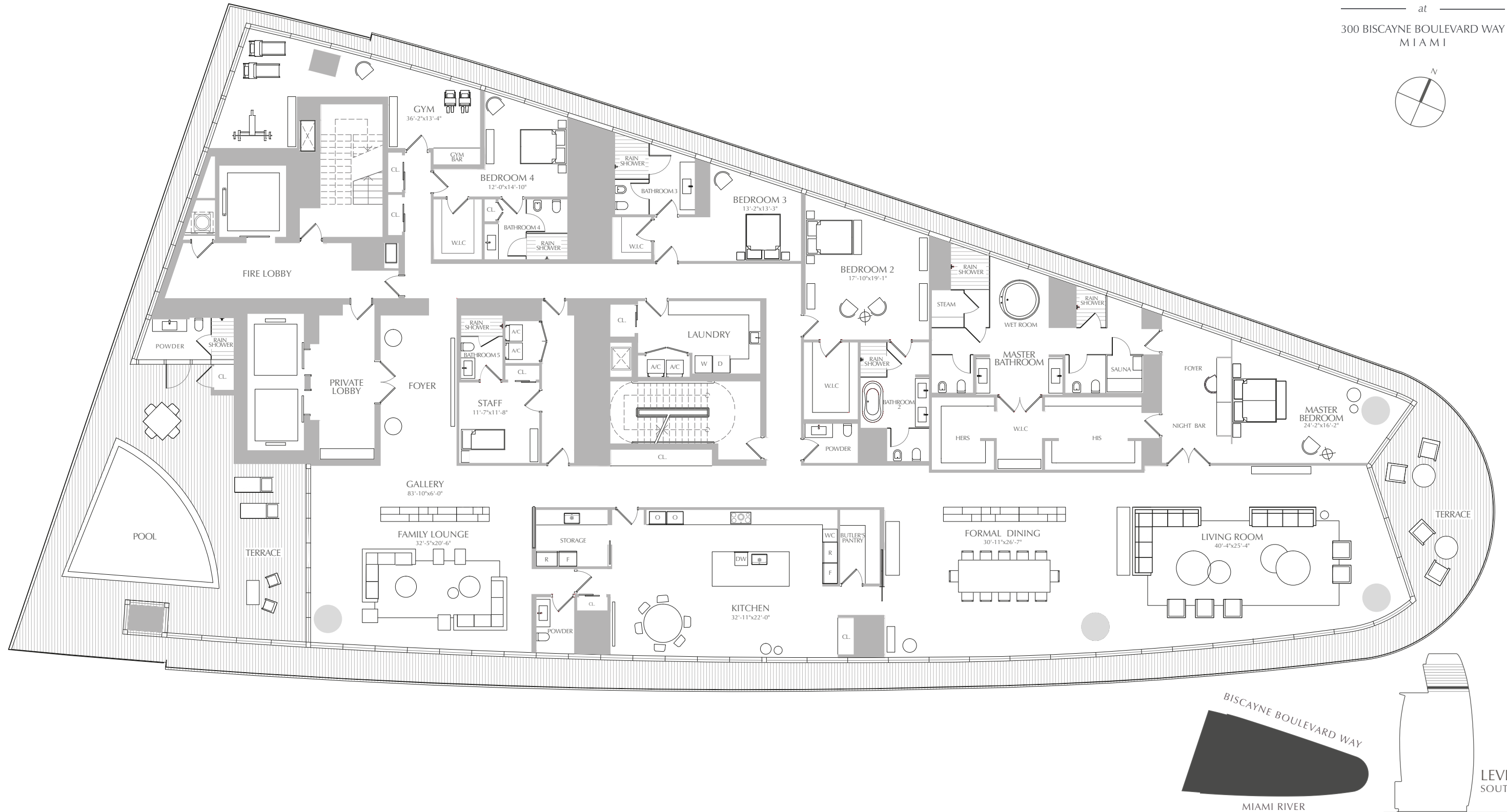
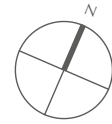
INTERIOR: 9,958 SQ. FT. 925 SQ. M.  
 EXTERIOR: 3,077 SQ. FT. 286 SQ. M.  
 TOTAL: 13,035 SQ. FT. 1,211 SQ. M.



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RESIDENCES

at  
 300 BISCAYNE BOULEVARD WAY  
 MIAMI



LEVEL 57  
 SOUTH ELEVATION

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PENTHOUSE  
**PENTHOUSE 03**  
 LEVEL 58

4 BEDROOMS  
 5 BATHROOMS  
 3 POWDER + STAFF + FAMILY  
 POOL+GYM

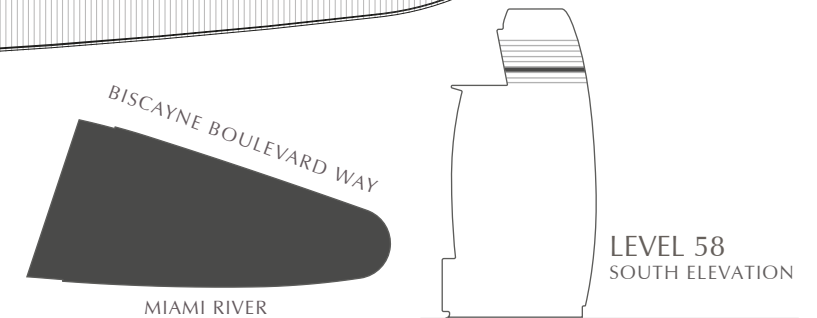
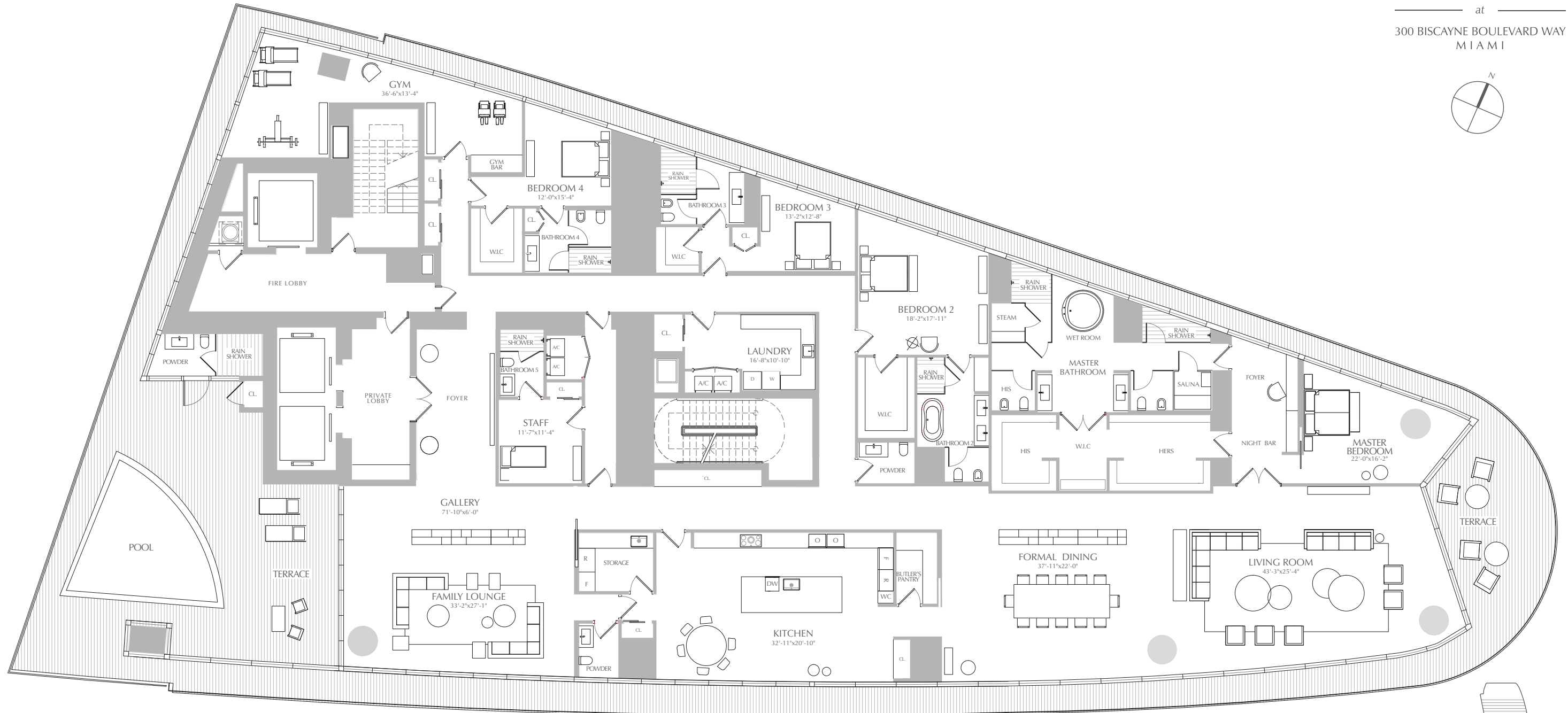
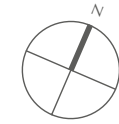
INTERIOR: 9,681 SQ. FT. 900 SQ. M.  
 EXTERIOR: 3,231 SQ. FT. 300 SQ. M.  
 TOTAL: 12,912 SQ. FT. 1,200 SQ. M.



ASTON MARTIN

RESIDENCES

at  
 300 BISCAYNE BOULEVARD WAY  
 MIAMI



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PENTHOUSE  
**PENTHOUSE 04**  
 LEVEL 59

4 BEDROOMS  
 7 BATHROOMS  
 2 POWDER + FAMILY + STAFF + GYM  
 POOL

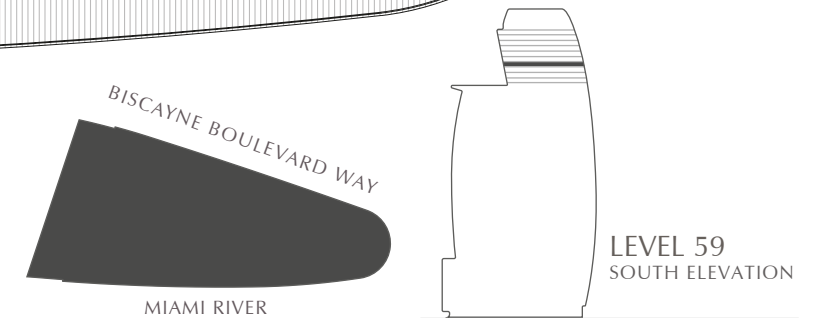
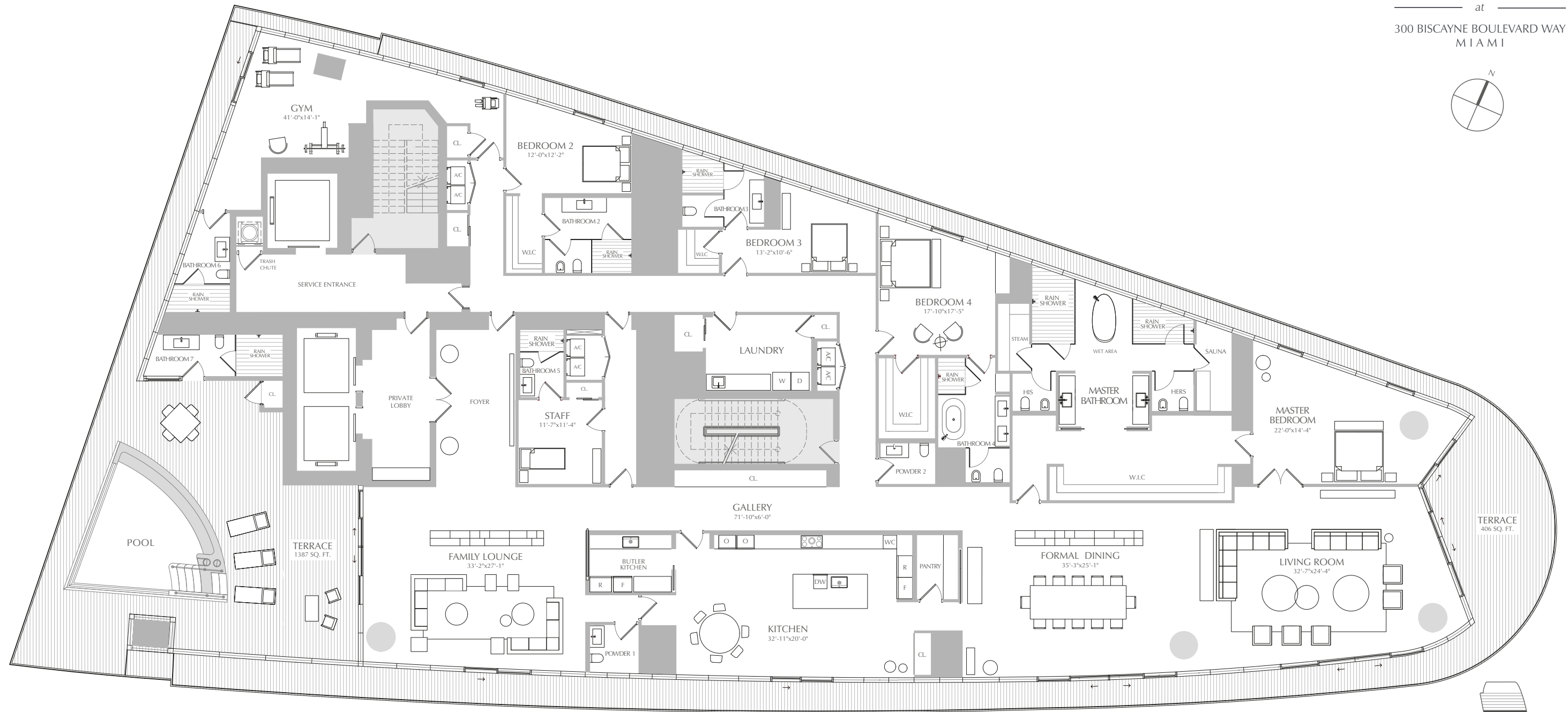
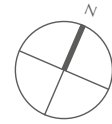
INTERIOR: 9,573 SQ. FT. 889 SQ. M.  
 EXTERIOR: 3,270 SQ. FT. 304 SQ. M.  
 TOTAL: 12,843 SQ. FT. 1,193 SQ. M.



ASTON MARTIN

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PENTHOUSE  
**PENTHOUSE 05**  
 LEVEL 60

4 BEDROOMS  
 6 BATHROOMS  
 1 POWDER + FAMILY + STAFF + GYM  
 POOL

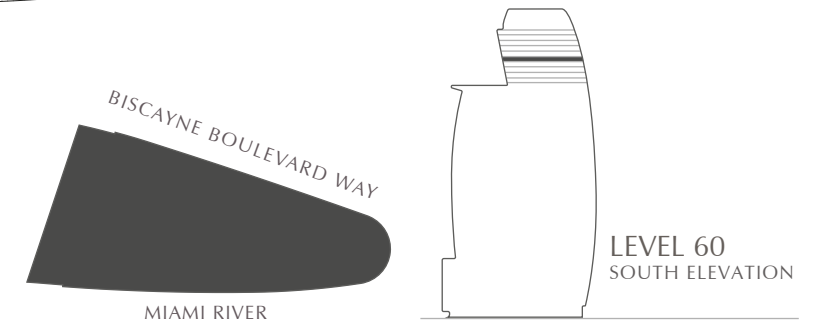
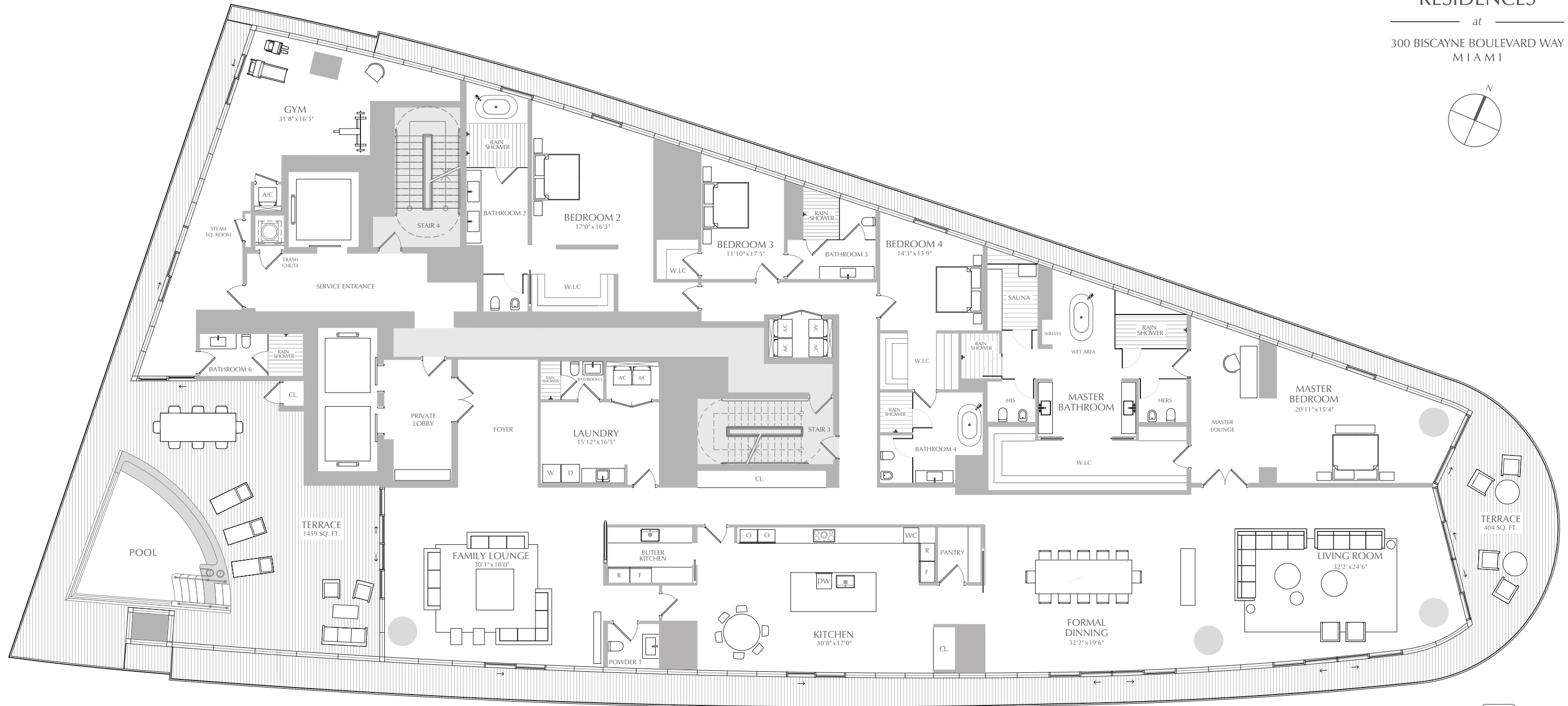
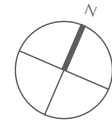
INTERIOR: 9,063 SQ. FT. 842 SQ. M.  
 EXTERIOR: 3,324 SQ. FT. 309 SQ. M.  
 TOTAL: 12,387 SQ. FT. 1,151 SQ. M.



ASTON MARTIN

RESIDENCES

at  
 300 BISCAYNE BOULEVARD WAY  
 MIAMI



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PENTHOUSE  
**PENTHOUSE 06**  
 LEVEL 61

4 BEDROOMS  
 6 BATHROOMS  
 2 POWDER + FAMILY + STAFF + GYM  
 POOL

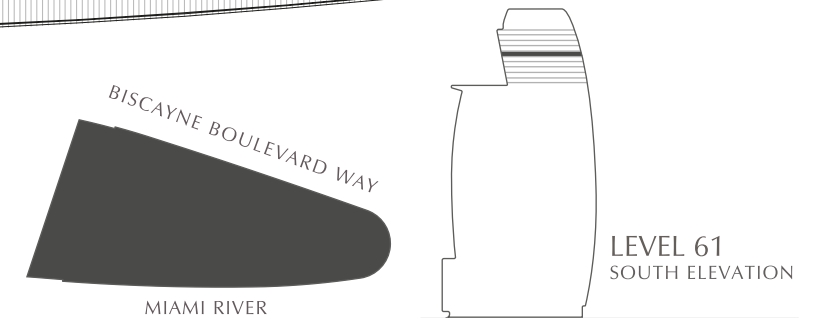
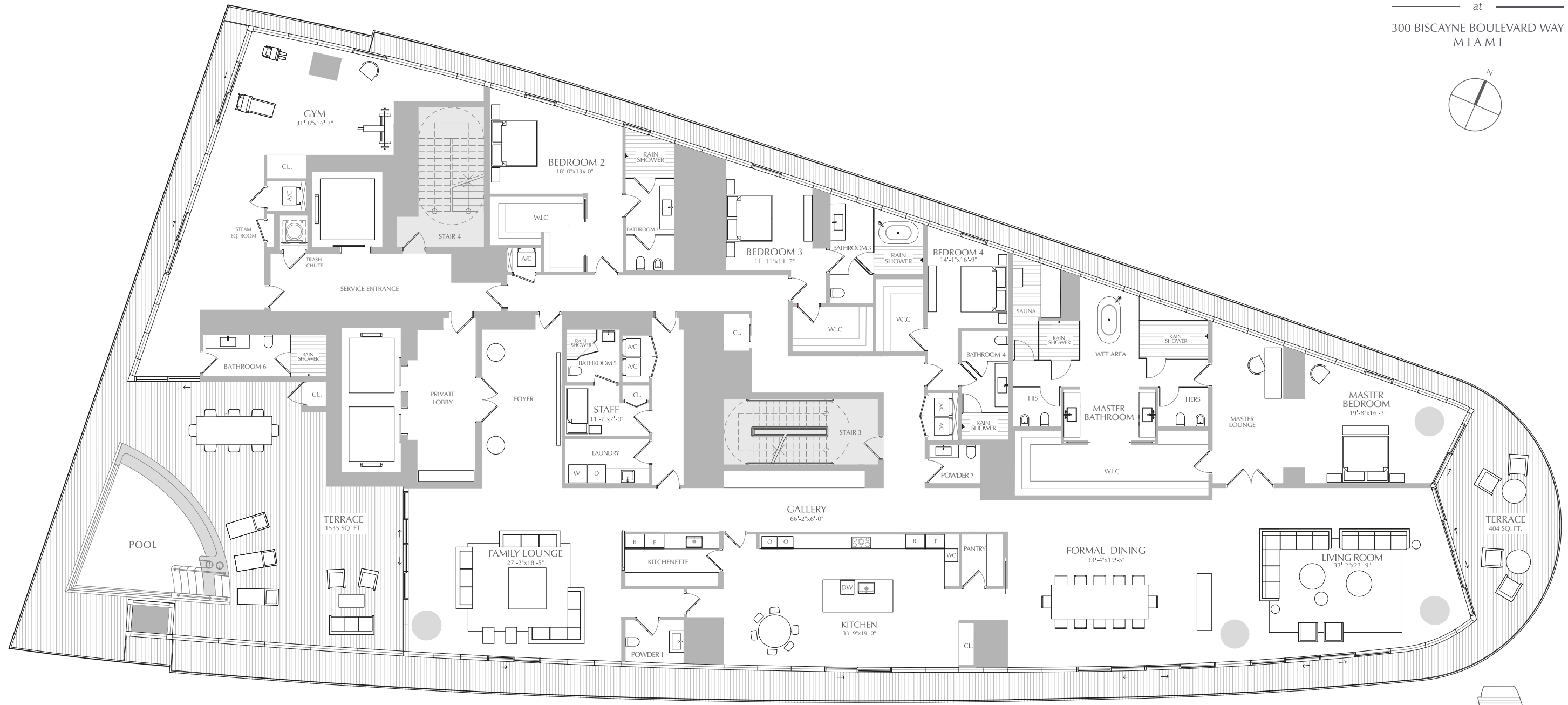
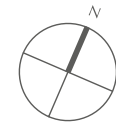
INTERIOR: 9,127 SQ. FT. 848 SQ. M.  
 EXTERIOR: 3,399 SQ. FT. 316 SQ. M.  
 TOTAL: 12,526 SQ. FT. 1,164 SQ. M.



ASTON MARTIN

RESIDENCES

at  
 300 BISCAYNE BOULEVARD WAY  
 MIAMI



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PENTHOUSE  
**PENTHOUSE 07**  
 LEVEL 62

4 BEDROOMS  
 6 BATHROOMS  
 2 POWDER + FAMILY + STAFF + GYM + SPA  
 POOL

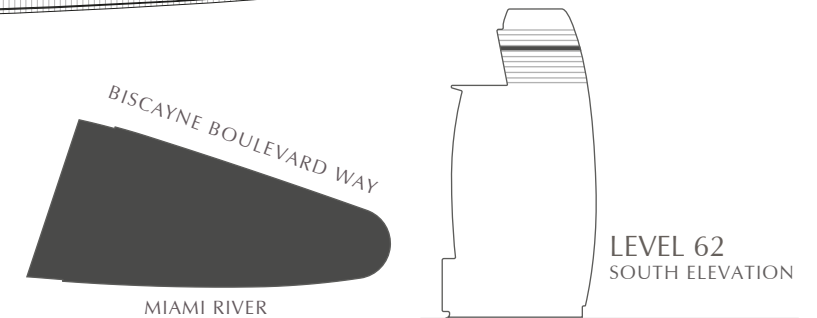
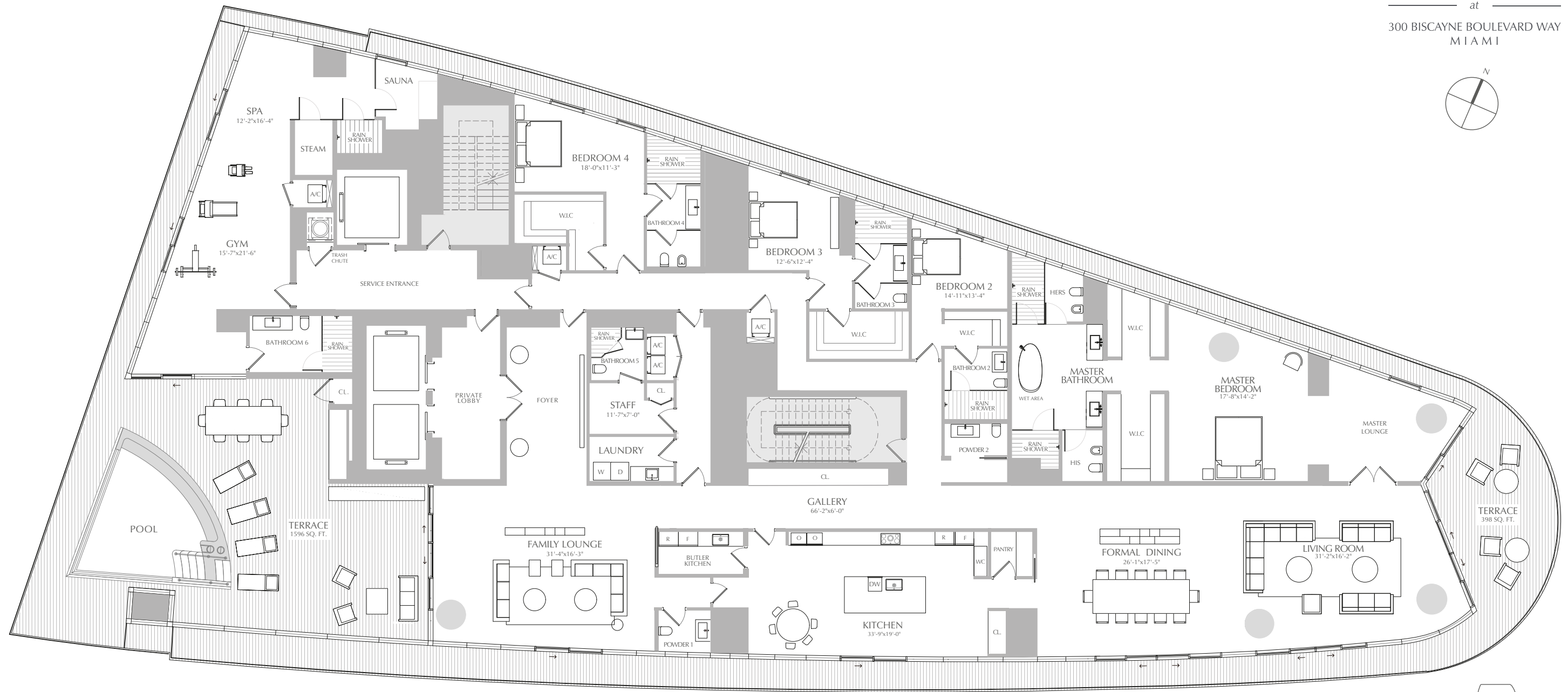
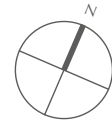
INTERIOR: 8,871 SQ. FT. 824 SQ. M.  
 EXTERIOR: 3,468 SQ. FT. 322 SQ. M.  
 TOTAL: 12,339 SQ. FT. 1,146 SQ. M.



ASTON MARTIN

RESIDENCES

at  
 300 BISCAYNE BOULEVARD WAY  
 MIAMI



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PENTHOUSE  
**PENTHOUSE 08**  
 LEVEL 63

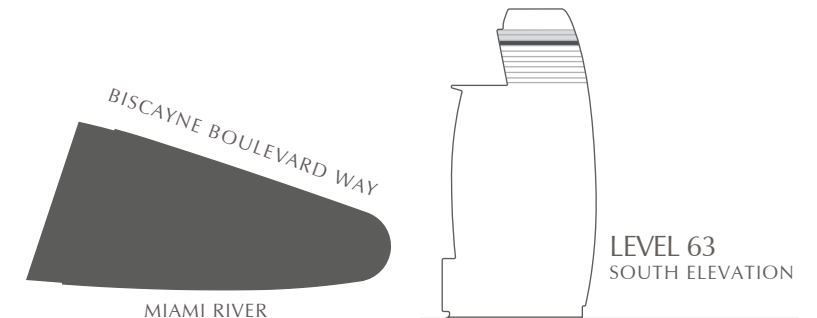
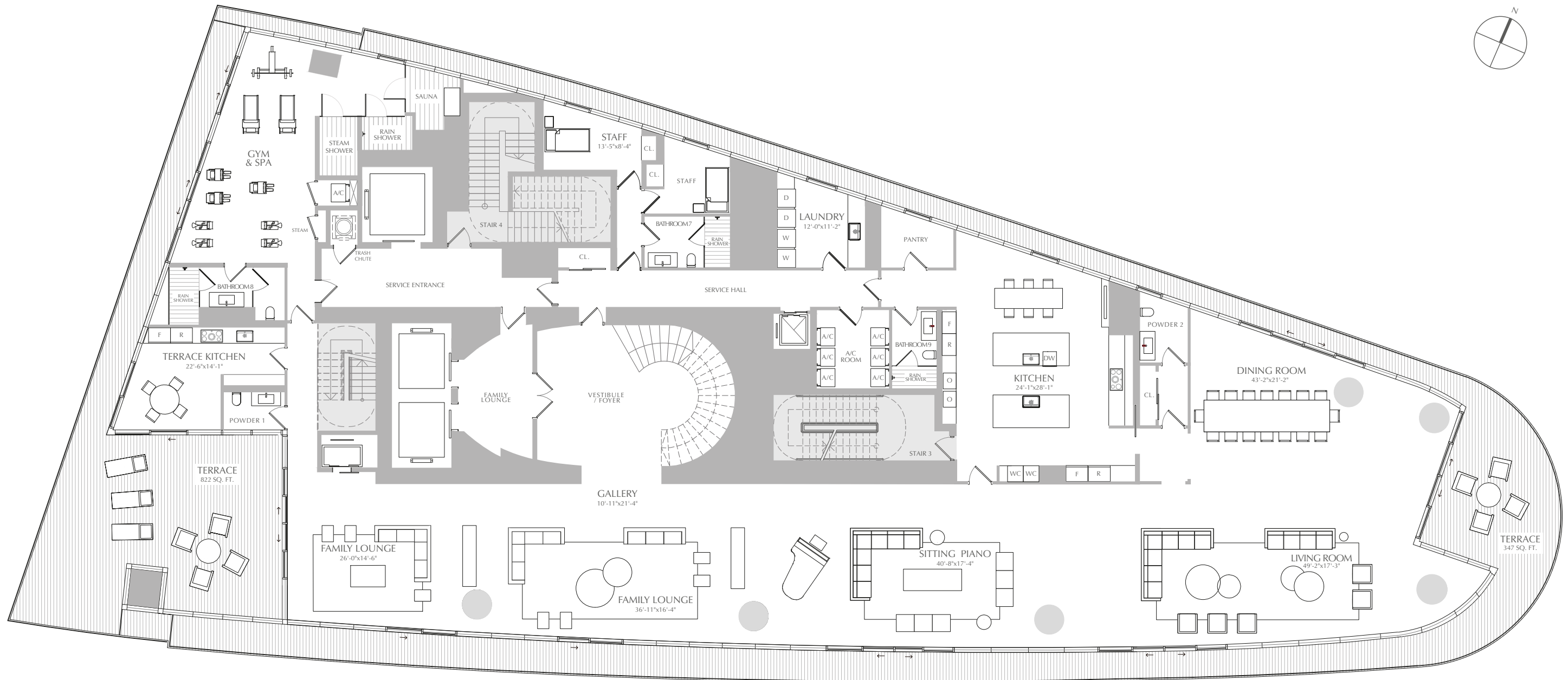
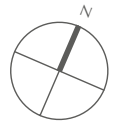
7 BEDROOMS  
 10 BATHROOMS + 4 POWDER + STAFF  
 FAMILY + GYM + SPA + TERRACE  
 POOL

INTERIOR: 19,868 SQ. FT. 1,846 SQ. M.  
 EXTERIOR: 7,323 SQ. FT. 680 SQ. M.  
 TOTAL: 27,191 SQ. FT. 2,526 SQ. M.



RESIDENCES

300 BISCAYNE BOULEVARD WAY  
 MIAMI



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PENTHOUSE  
**PENTHOUSE 08**  
 LEVEL 64

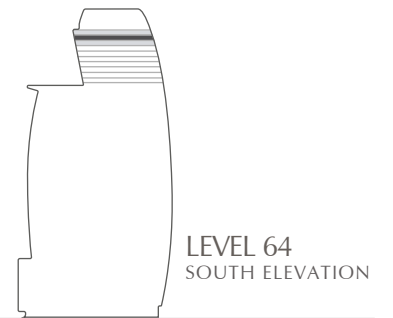
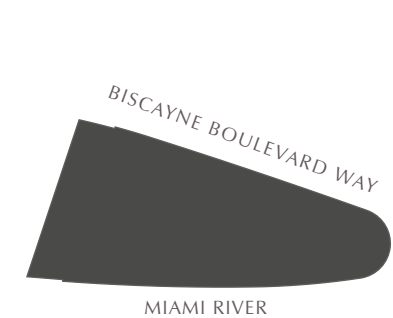
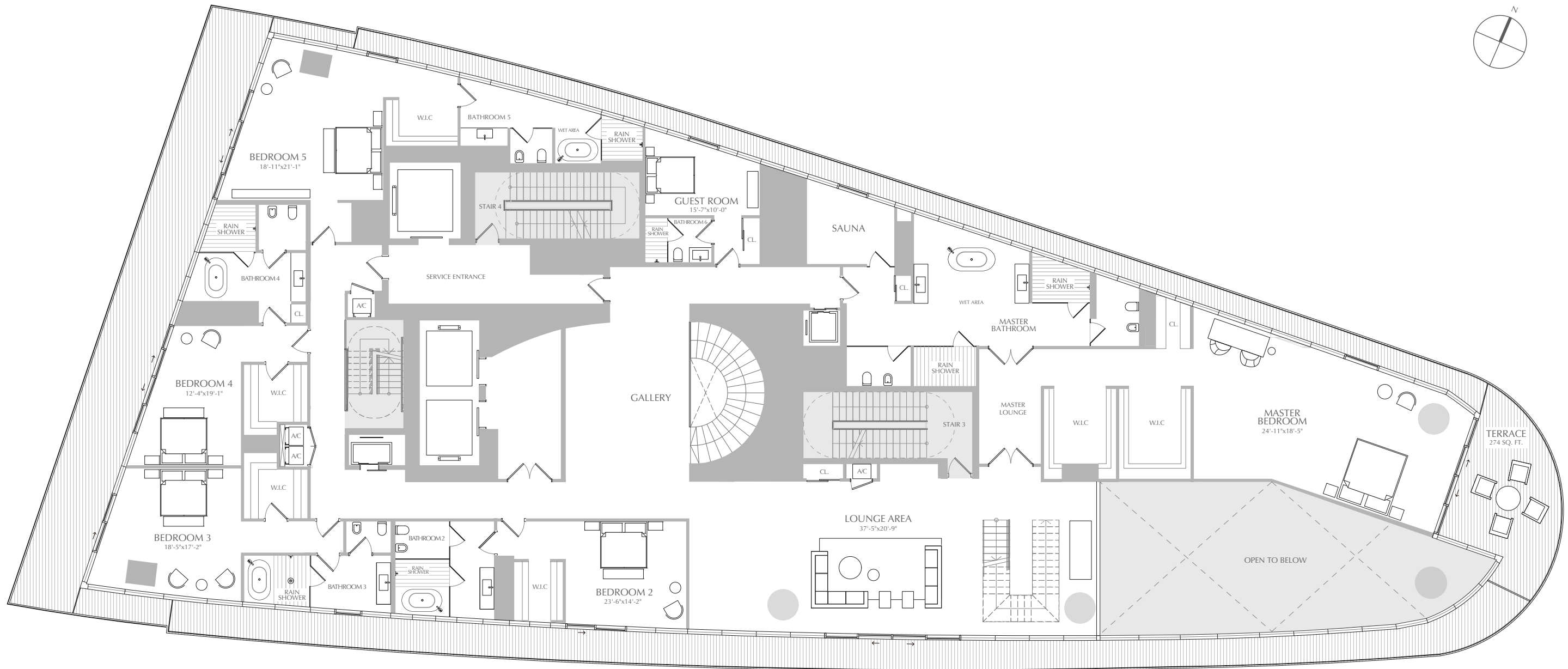
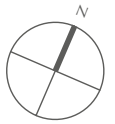
7 BEDROOMS  
 10 BATHROOMS + 4 POWDER + STAFF  
 FAMILY + GYM + SPA + TERRACE  
 POOL

INTERIOR: 19,868 SQ. FT. 1,846 SQ. M.  
 EXTERIOR: 7,323 SQ. FT. 680 SQ. M.  
 TOTAL: 27,191 SQ. FT. 2,526 SQ. M.



**RESIDENCES**

300 BISCAYNE BOULEVARD WAY  
 MIAMI



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PENTHOUSE  
**PENTHOUSE 08**  
 LEVEL 65

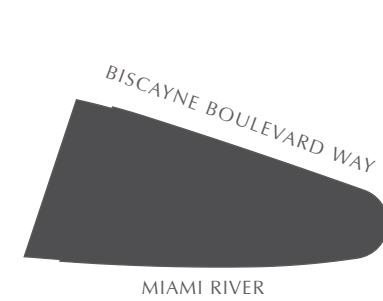
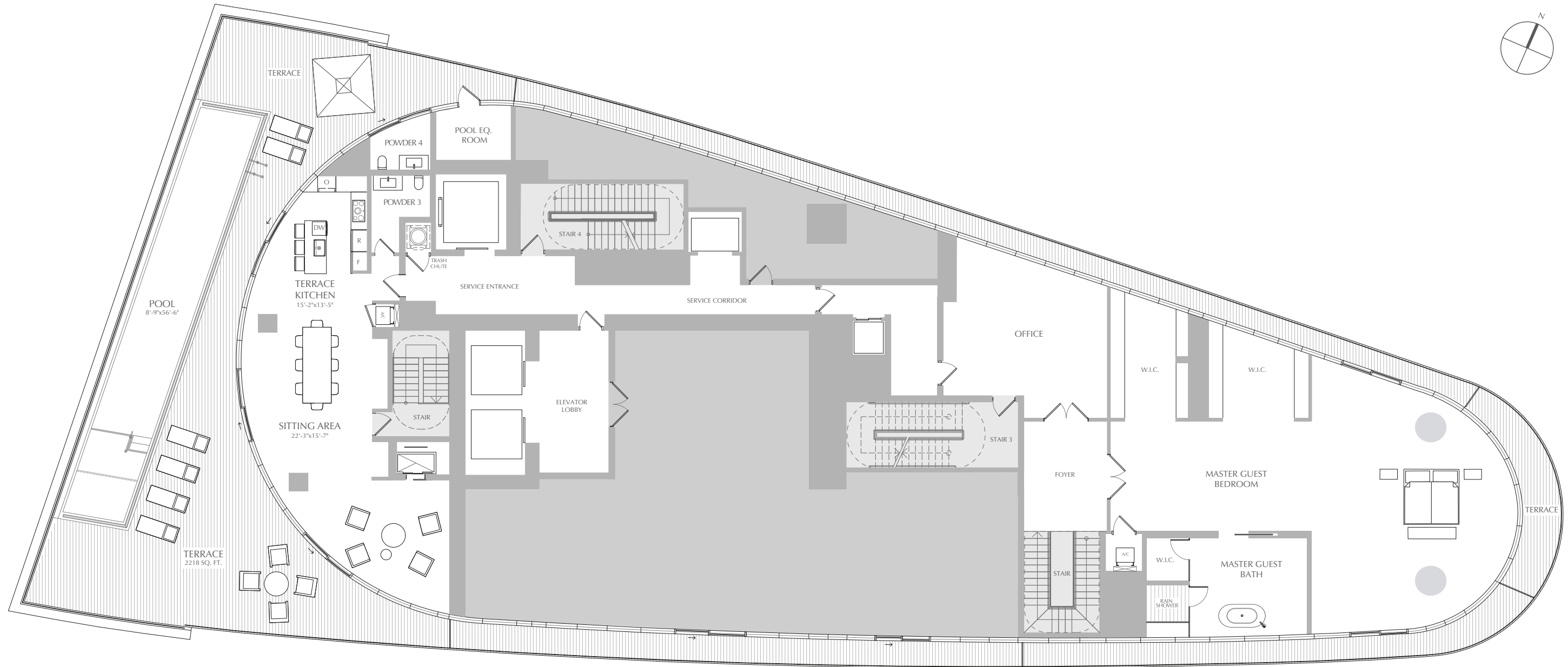
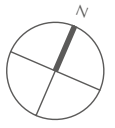
7 BEDROOMS  
 10 BATHROOMS + 4 POWDER + STAFF  
 FAMILY + GYM + SPA + TERRACE  
 POOL

INTERIOR: 19,868 SQ. FT. 1,846 SQ. M.  
 EXTERIOR: 7,323 SQ. FT. 680 SQ. M.  
 TOTAL: 27,191 SQ. FT. 2,526 SQ. M.



RESIDENCES

300 BISCAYNE BOULEVARD WAY  
 MIAMI



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RIVER RESIDENCES  
**RESIDENCES 01**  
 LEVEL 3

3 BEDROOMS  
 3.5 BATHROOMS  
 LIBRARY

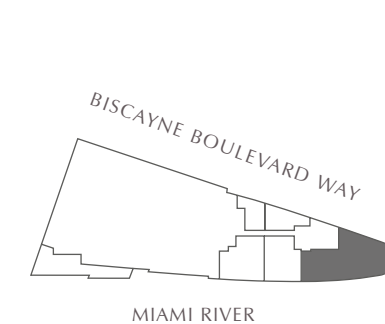
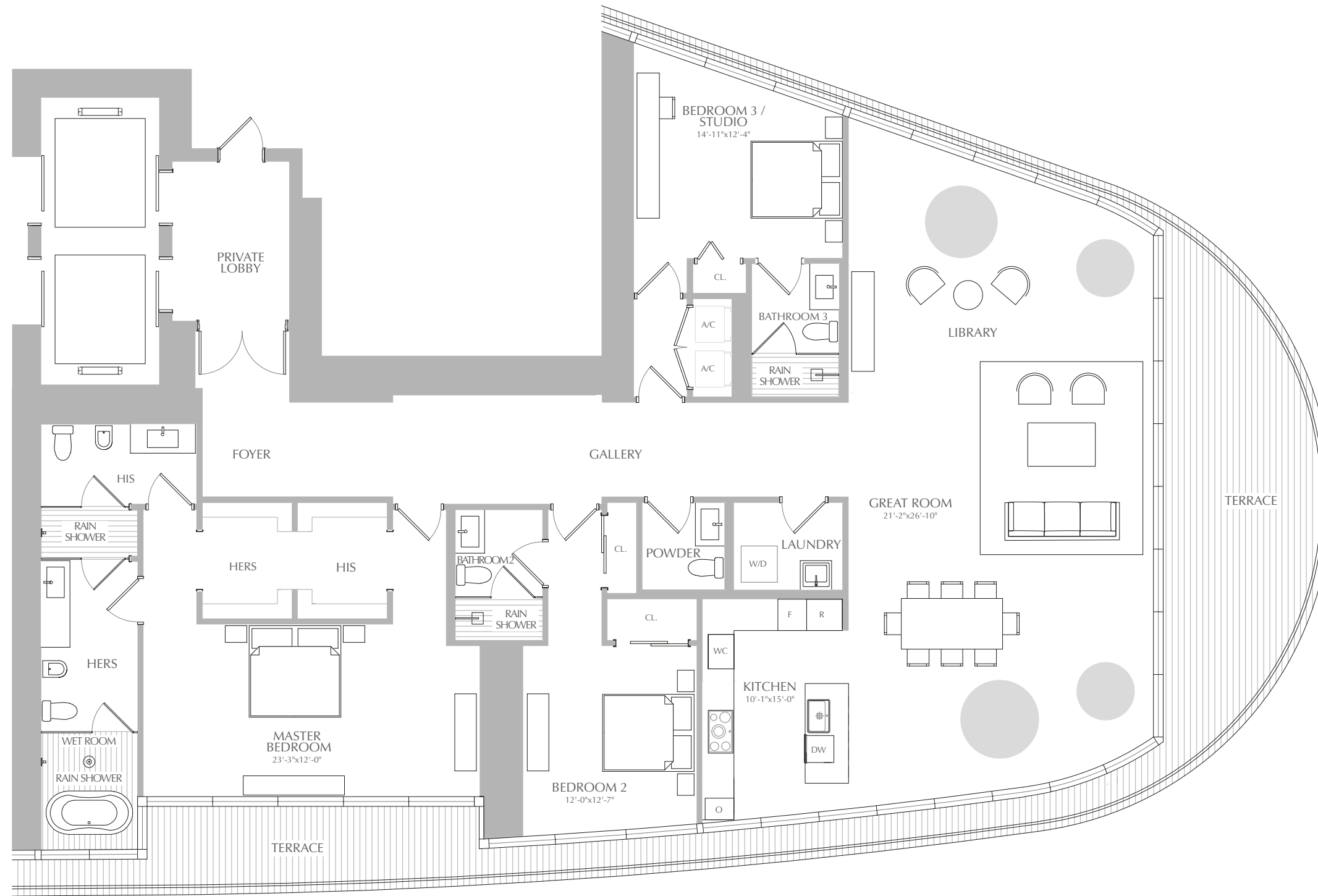
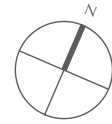
INTERIOR: 3,127 SQ. FT. 291 SQ. M.  
 EXTERIOR: 594 SQ. FT. 55 SQ. M.  
 TOTAL: 3,721 SQ. FT. 346 SQ. M.



ASTON MARTIN

RESIDENCES

at  
 300 BISCAYNE BOULEVARD WAY  
 MIAMI



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RIVER RESIDENCES  
**RESIDENCES 01**  
 LEVEL 8

4 BEDROOMS  
 4.5 BATHROOMS  
 LIBRARY

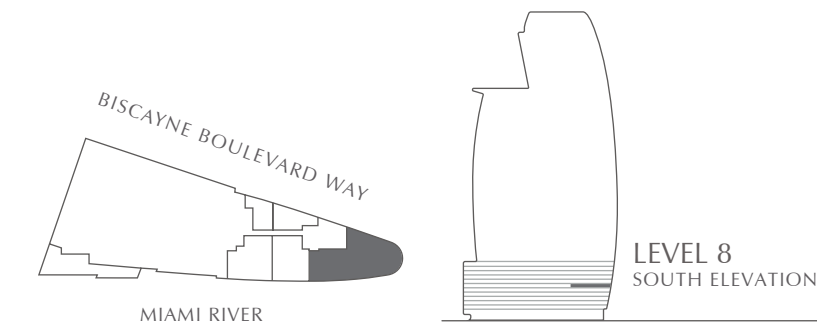
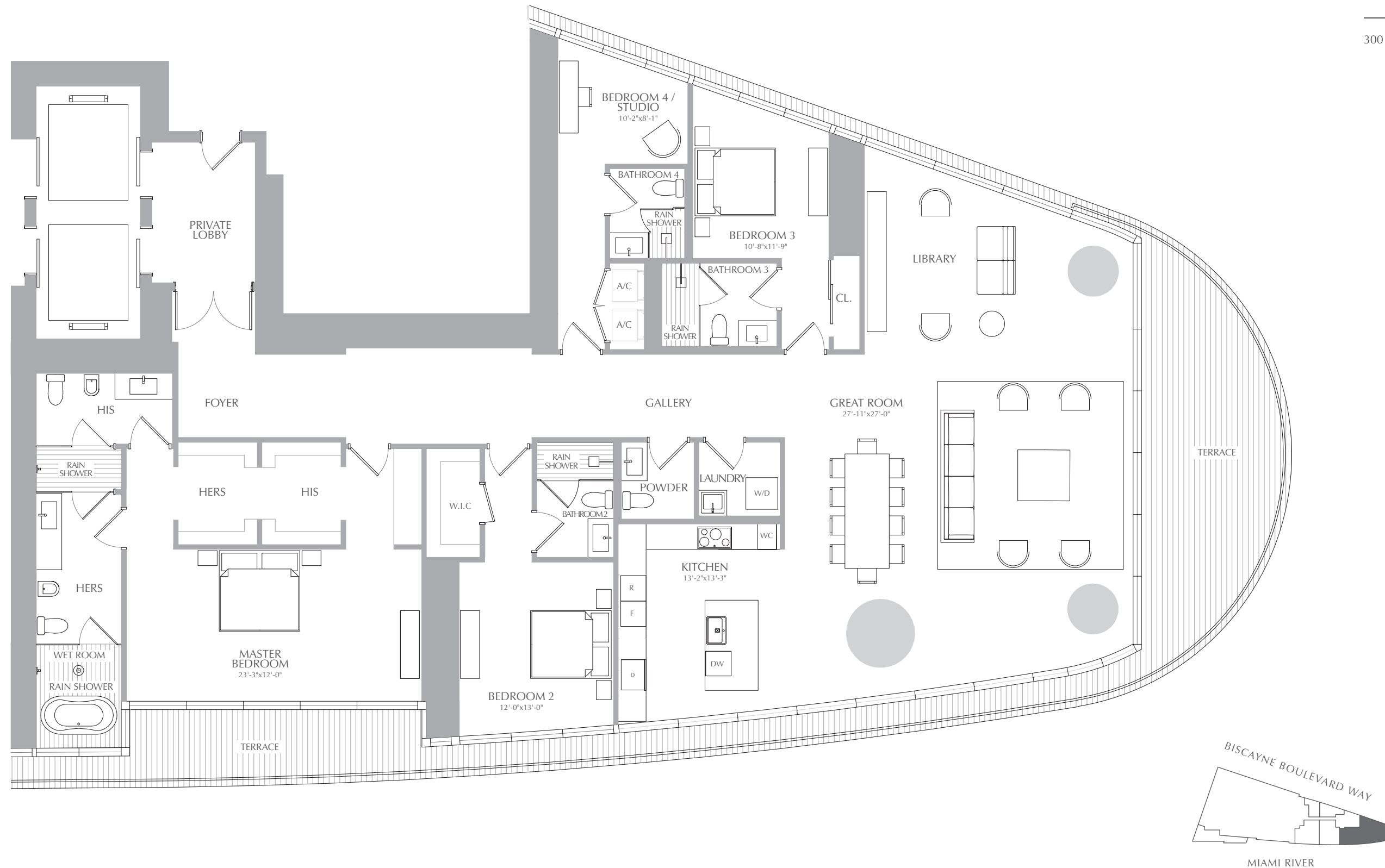
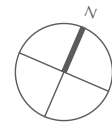
INTERIOR: 3,496 SQ. FT. 325 SQ. M.  
 EXTERIOR: 618 SQ. FT. 57 SQ. M.  
 TOTAL: 4,114 SQ. FT. 382 SQ. M.



ASTON MARTIN

RESIDENCES

at  
 300 BISCAYNE BOULEVARD WAY  
 MIAMI



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PANORAMIC RESIDENCES  
**RESIDENCES 01**  
 LEVEL 20

5 BEDROOMS  
 5.5 BATHROOMS  
 FAMILY

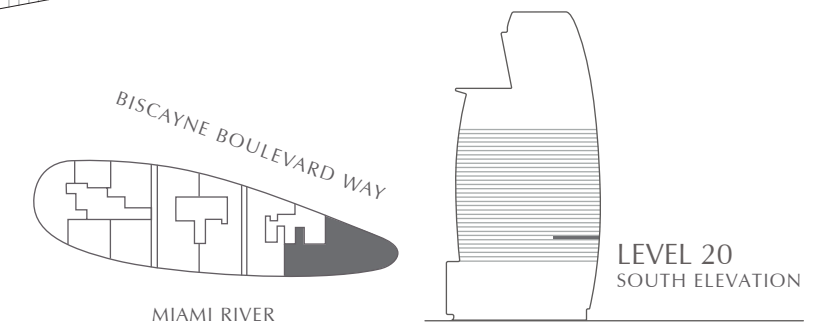
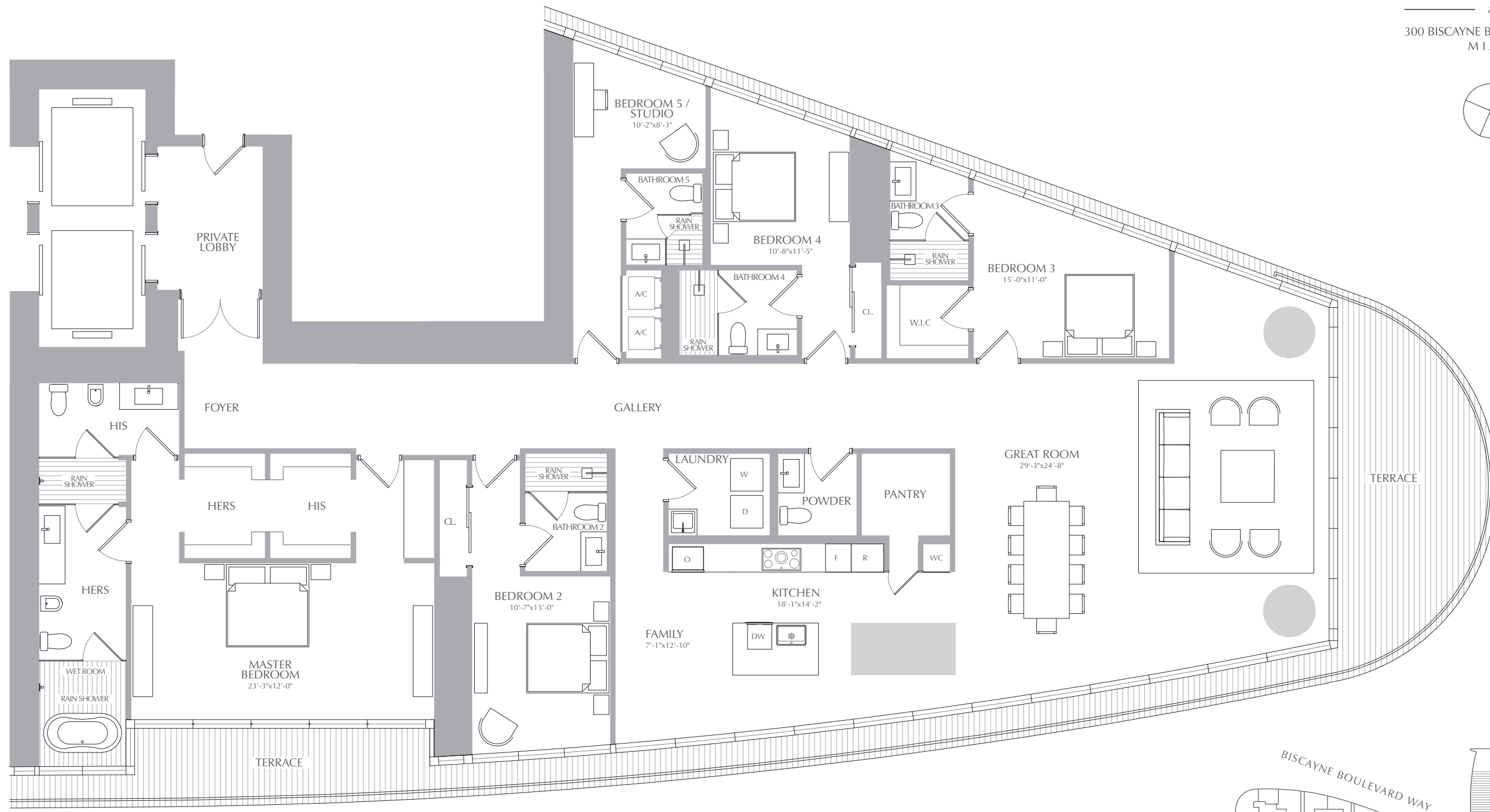
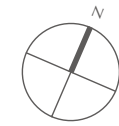
INTERIOR: 3,887 SQ. FT. 361 SQ. M.  
 EXTERIOR: 623 SQ. FT. 58 SQ. M.  
 TOTAL: 4,510 SQ. FT. 419 SQ. M.



ASTON MARTIN

RESIDENCES

at  
 300 BISCAYNE BOULEVARD WAY  
 MIAMI



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RIVER RESIDENCES  
**RESIDENCES 02**  
 LEVEL 5

2 BEDROOMS  
 3 BATHROOMS  
 CONV. DEN

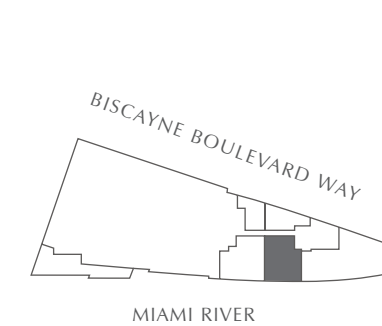
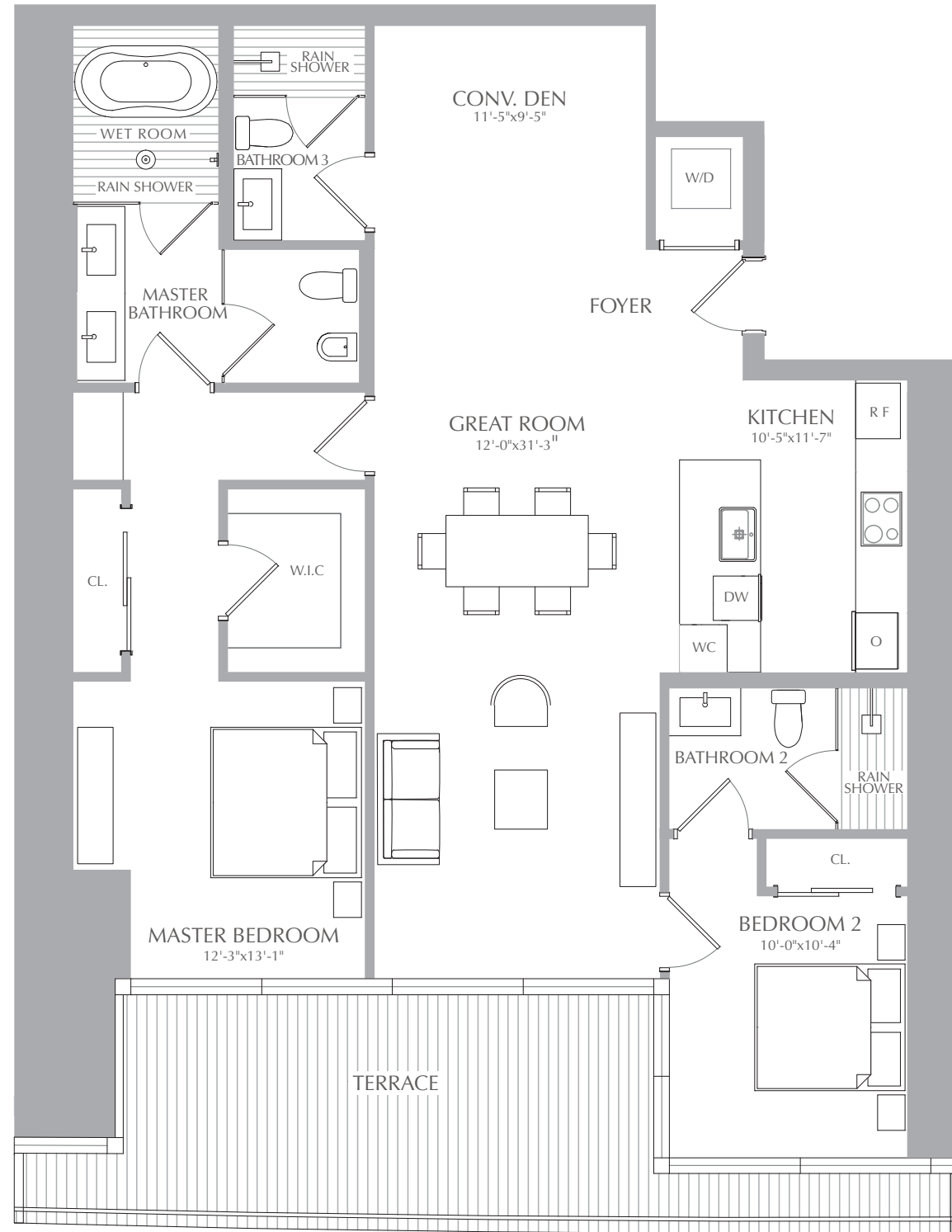
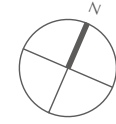
INTERIOR: 1,474 SQ. FT. 137 SQ. M.  
 EXTERIOR: 299 SQ. FT. 28 SQ. M.  
 TOTAL: 1,773 SQ. FT. 165 SQ. M.



ASTON MARTIN

RESIDENCES

at  
 300 BISCAYNE BOULEVARD WAY  
 MIAMI



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RIVER RESIDENCES  
**RESIDENCES 02**  
 LEVEL 12

2 BEDROOMS  
 3 BATHROOMS  
 CONV. DEN

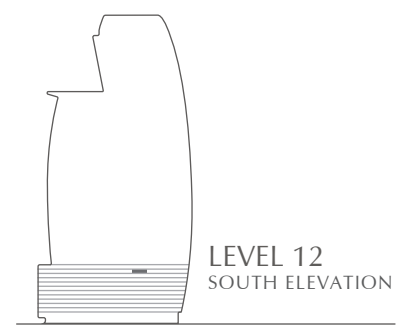
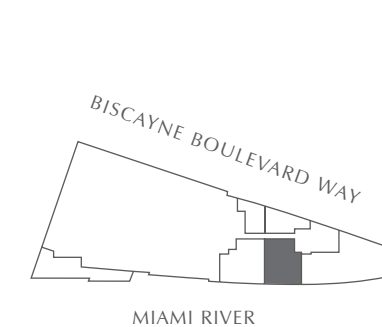
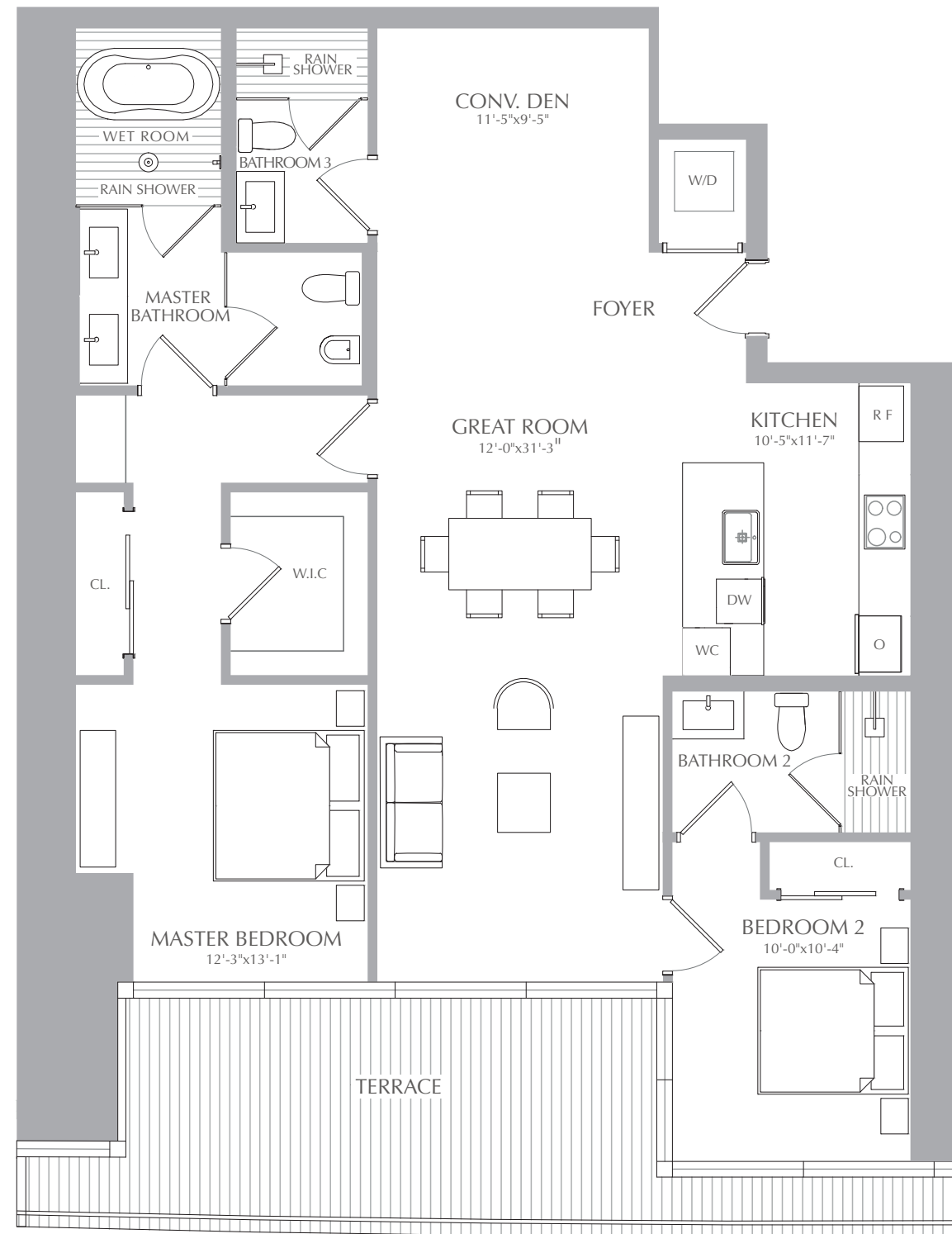
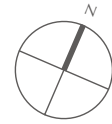
INTERIOR: 1,474 SQ. FT. 137 SQ. M.  
 EXTERIOR: 299 SQ. FT. 28 SQ. M.  
 TOTAL: 1,773 SQ. FT. 165 SQ. M.



ASTON MARTIN

RESIDENCES

at  
 300 BISCAYNE BOULEVARD WAY  
 MIAMI



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PANORAMIC RESIDENCES  
**RESIDENCES 01**  
 LEVEL 23

5 BEDROOMS  
 5.5 BATHROOMS  
 FAMILY + LIBRARY

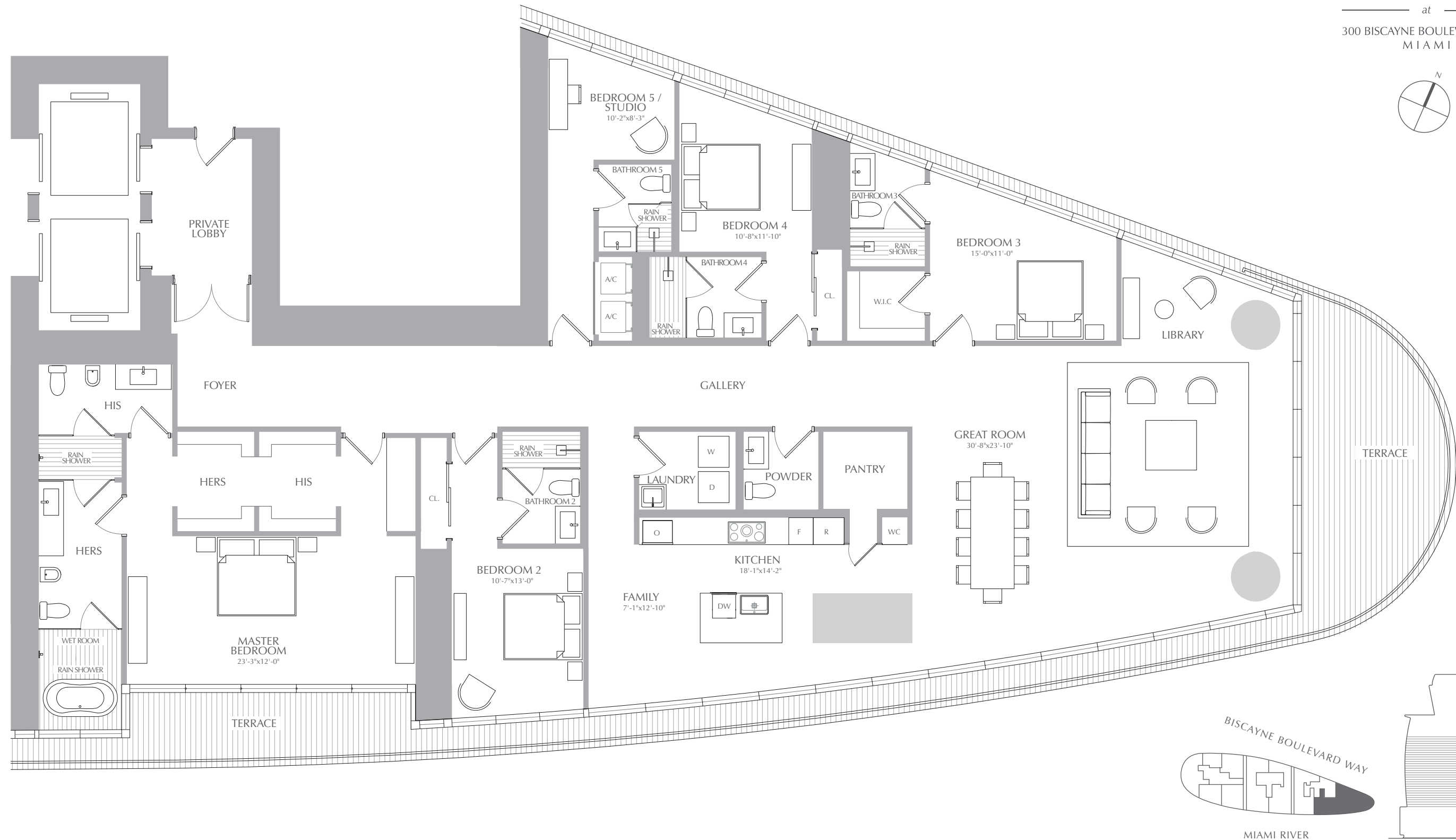
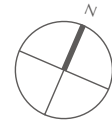
INTERIOR: 3,937 SQ. FT. 366 SQ. M.  
 EXTERIOR: 623 SQ. FT. 58 SQ. M.  
 TOTAL: 4,560 SQ. FT. 424 SQ. M.



ASTON MARTIN

RESIDENCES

at  
 300 BISCAYNE BOULEVARD WAY  
 MIAMI



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RIVER RESIDENCES  
**RESIDENCES 03**  
 LEVEL 5

2 BEDROOMS  
 3 BATHROOMS  
 CONV. DEN

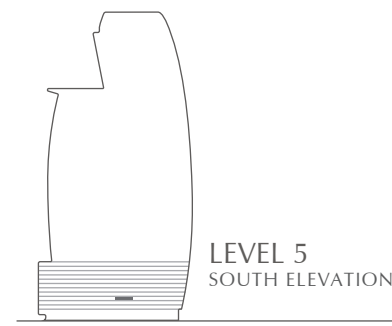
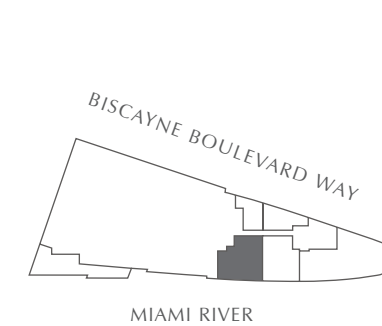
INTERIOR: 1,829 SQ. FT. 170 SQ. M.  
 EXTERIOR: 278 SQ. FT. 26 SQ. M.  
 TOTAL: 2,107 SQ. FT. 196 SQ. M.



ASTON MARTIN

RESIDENCES

at  
 300 BISCAYNE BOULEVARD WAY  
 M I A M I



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RIVER RESIDENCES  
**RESIDENCES 03**  
 LEVEL 12

2 BEDROOMS  
 3 BATHROOMS  
 CONV. DEN

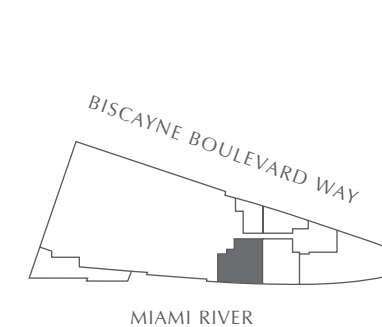
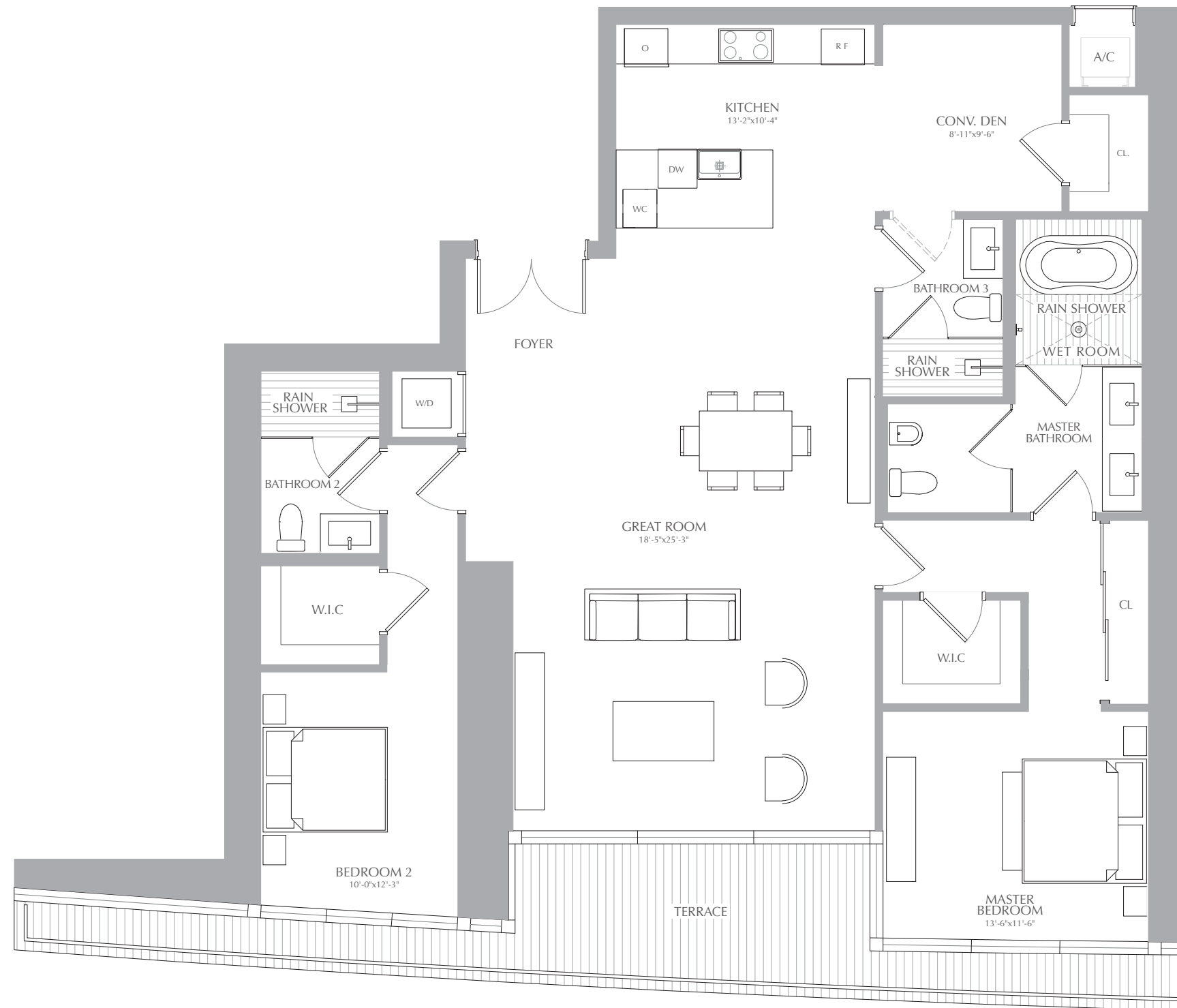
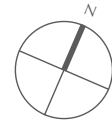
INTERIOR: 1,829 SQ. FT. 170 SQ. M.  
 EXTERIOR: 278 SQ. FT. 26 SQ. M.  
 TOTAL: 2,107 SQ. FT. 196 SQ. M.



ASTON MARTIN

RESIDENCES

at  
 300 BISCAYNE BOULEVARD WAY  
 M I A M I

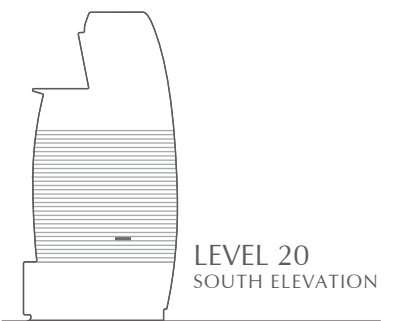
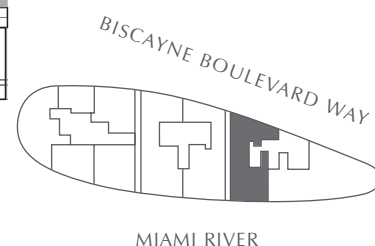
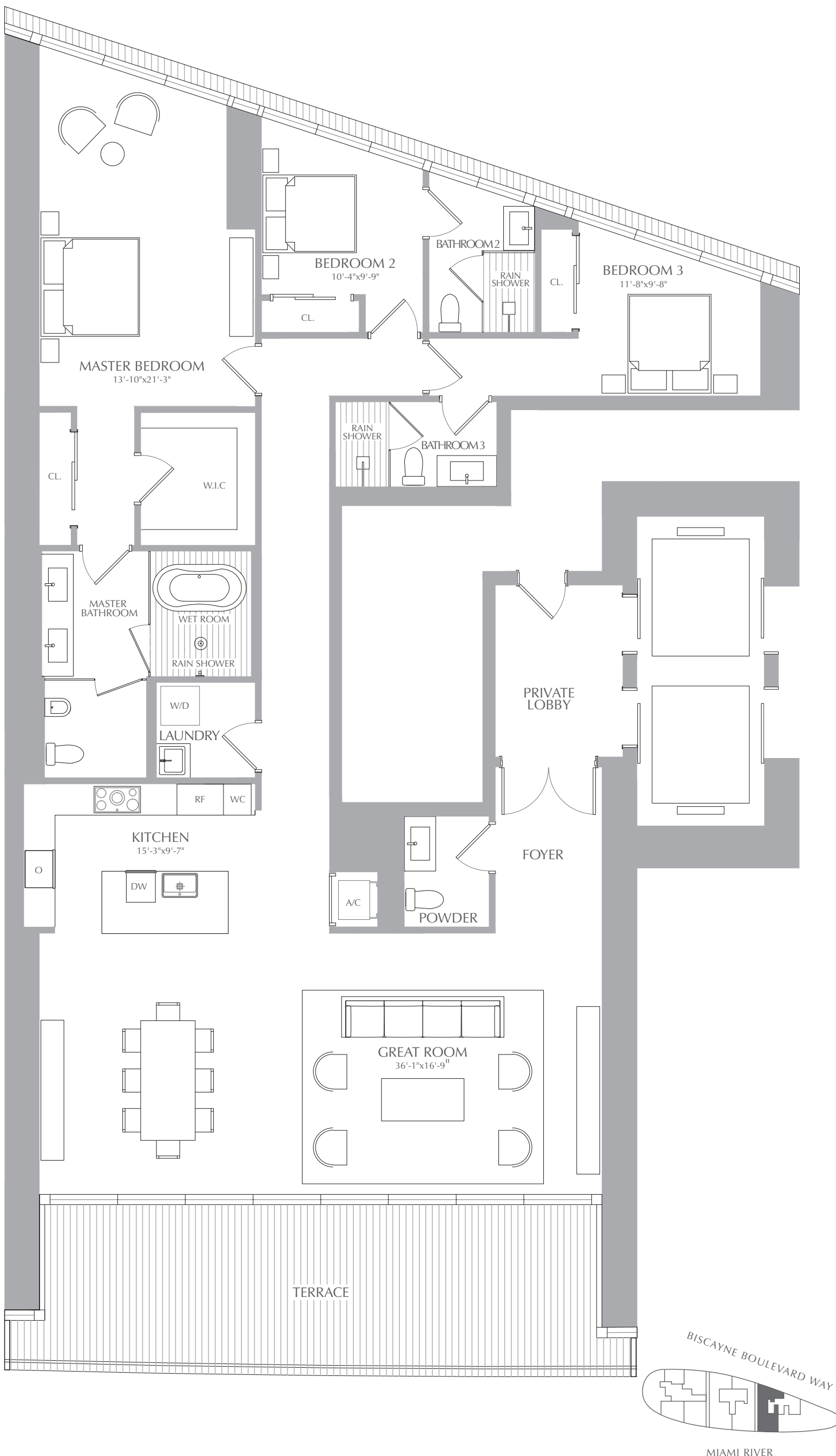
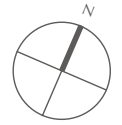


**ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THESE MATERIALS 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 "3" 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.



RESIDENCES

at  
 300 BISCAYNE BOULEVARD WAY  
 MIAMI



PANORAMIC RESIDENCES  
**RESIDENCES 04**  
 LEVEL 19

4 BEDROOMS  
 5.5 BATHROOMS  
 STAFF + FAMILY

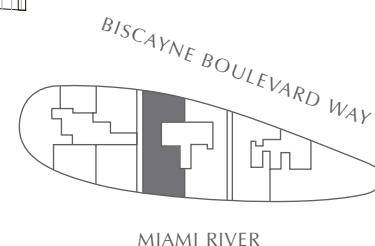
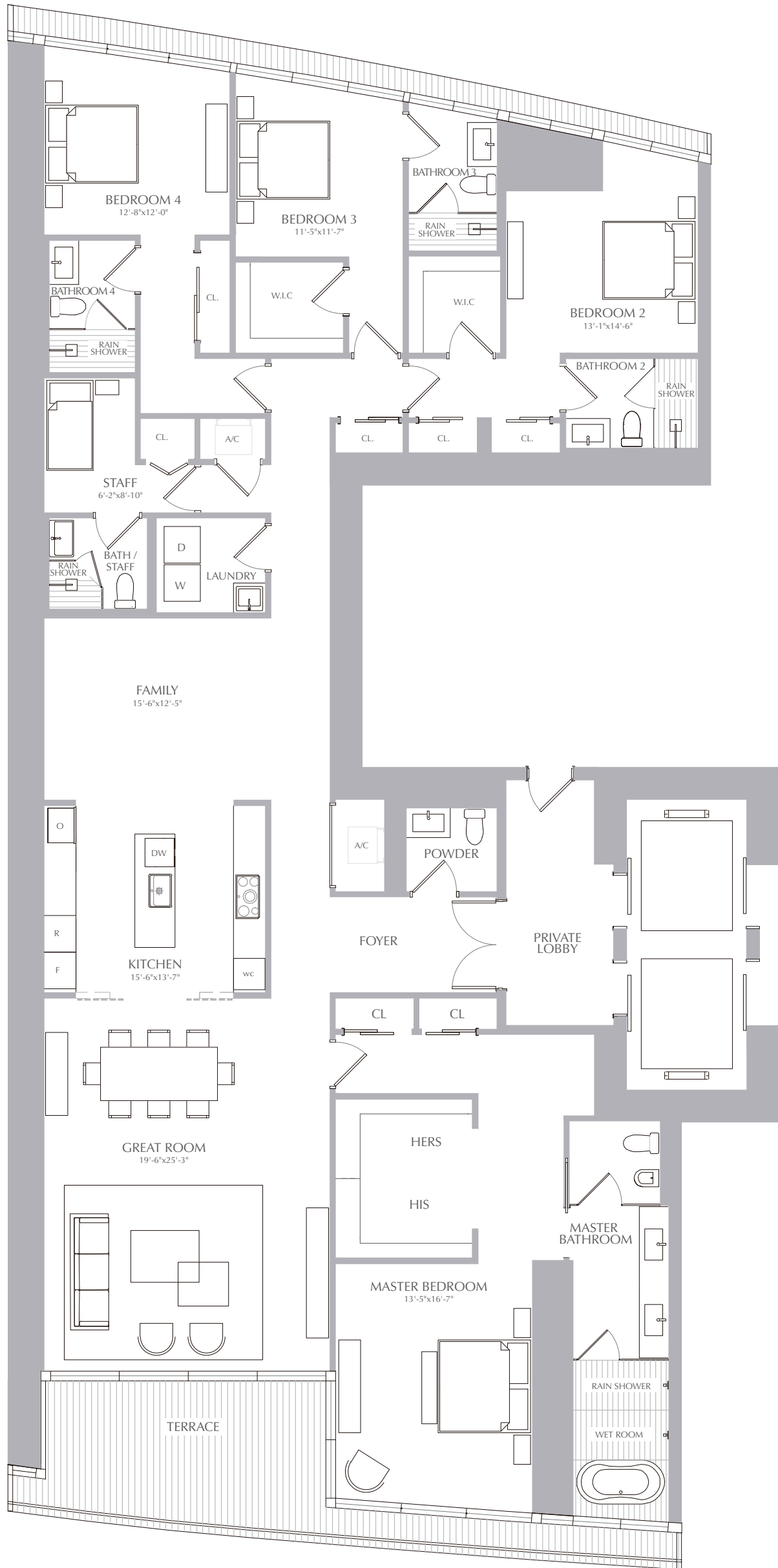
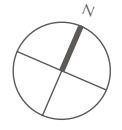
INTERIOR: 3,536 SQ. FT. 328 SQ. M.  
 EXTERIOR: 296 SQ. FT. 28 SQ. M.  
 TOTAL: 3,832 SQ. FT. 356 SQ. M.



ASTON MARTIN

RESIDENCES

at  
 300 BISCAYNE BOULEVARD WAY  
 MIAMI



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PANORAMIC RESIDENCES  
**RESIDENCES 03**  
 LEVEL 21

3 BEDROOMS  
 4.5 BATHROOMS  
 STAFF + FAMILY + DEN

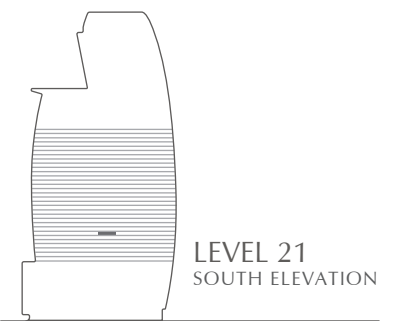
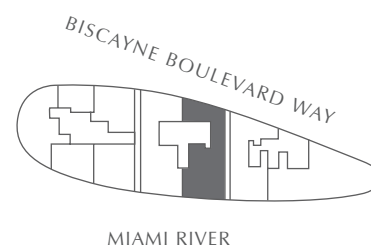
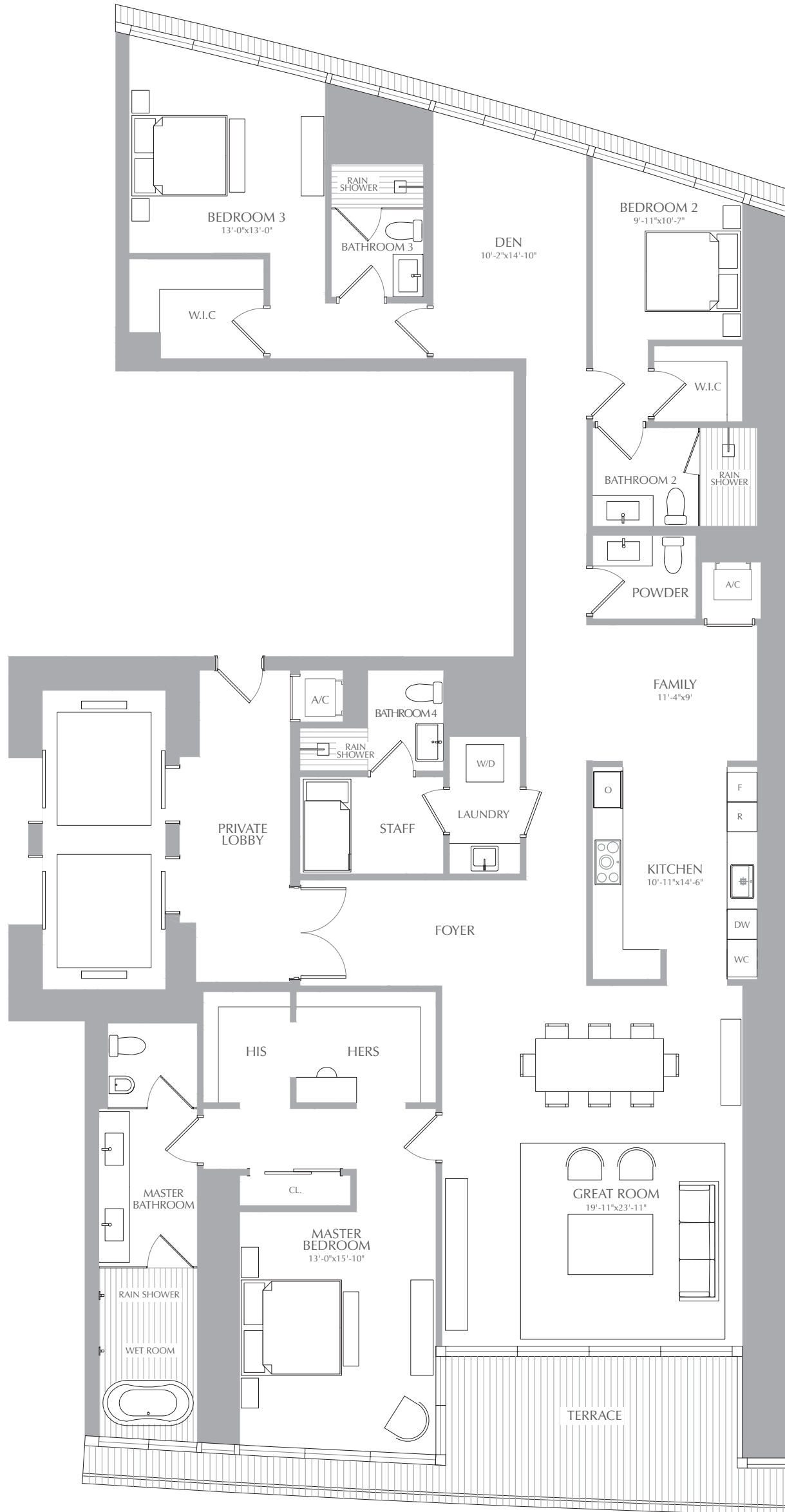
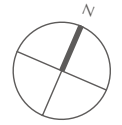
INTERIOR: 3,078 SQ. FT. 286 SQ. M.  
 EXTERIOR: 295 SQ. FT. 27 SQ. M.  
 TOTAL: 3,373 SQ. FT. 313 SQ. M.



ASTON MARTIN

RESIDENCES

at  
 300 BISCAYNE BOULEVARD WAY  
 MIAMI



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PANORAMIC RESIDENCES  
**RESIDENCES 04**  
 LEVEL 26

4 BEDROOMS  
 5.5 BATHROOMS  
 STAFF + FAMILY

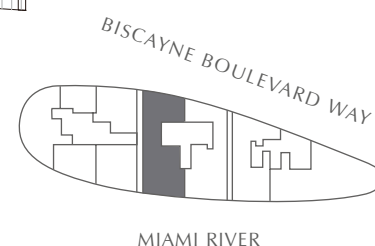
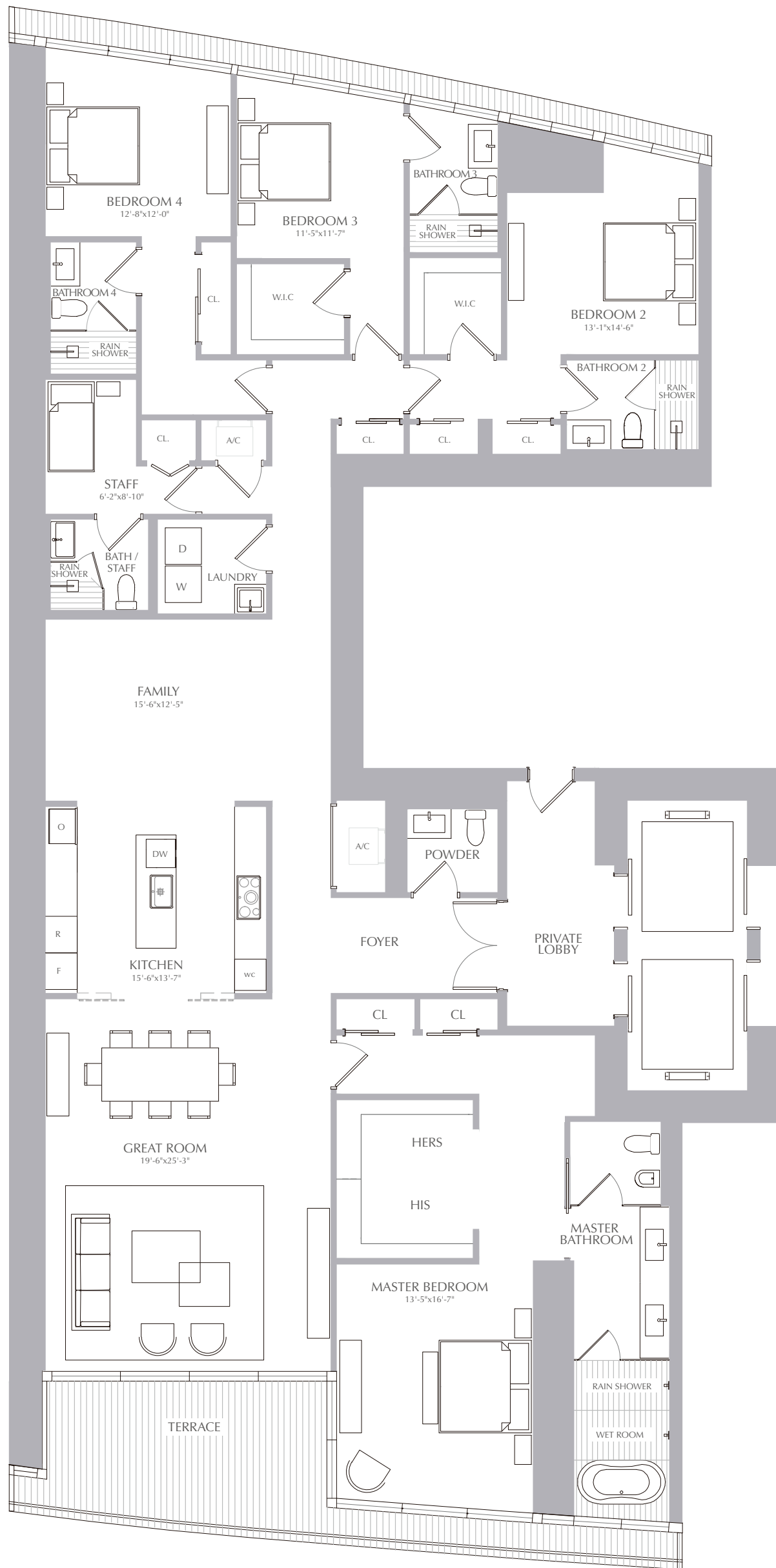
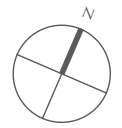
INTERIOR: 3,536 SQ. FT. 328 SQ. M.  
 EXTERIOR: 296 SQ. FT. 28 SQ. M.  
 TOTAL: 3,832 SQ. FT. 356 SQ. M.



ASTON MARTIN

RESIDENCES

at  
 300 BISCAYNE BOULEVARD WAY  
 MIAMI



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RIVER RESIDENCES  
**RESIDENCES 04**  
 LEVEL 8

2 BEDROOMS  
 2 BATHROOMS  
 1 POWDER

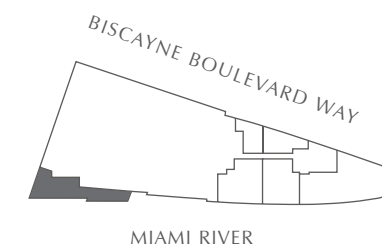
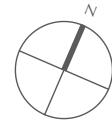
INTERIOR: 1,582 SQ. FT. 147 SQ. M.  
 EXTERIOR: 667 SQ. FT. 62 SQ. M.  
 TOTAL: 2,249 SQ. FT. 209 SQ. M.



ASTON MARTIN

RESIDENCES

at  
 300 BISCAYNE BOULEVARD WAY  
 MIAMI



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RIVER RESIDENCES  
**RESIDENCES 05**  
 LEVEL 12

STUDIO  
 1 BATHROOM

INTERIOR: 698 SQ. FT. 65 SQ. M.  
 EXTERIOR: 0 SQ. FT. 0 SQ. M.  
 TOTAL: 698 SQ. FT. 65 SQ. M.

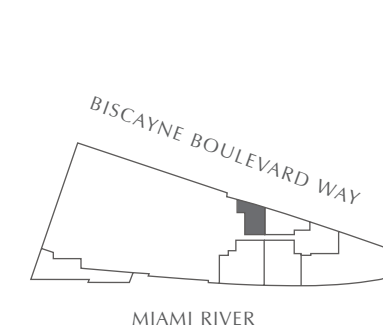
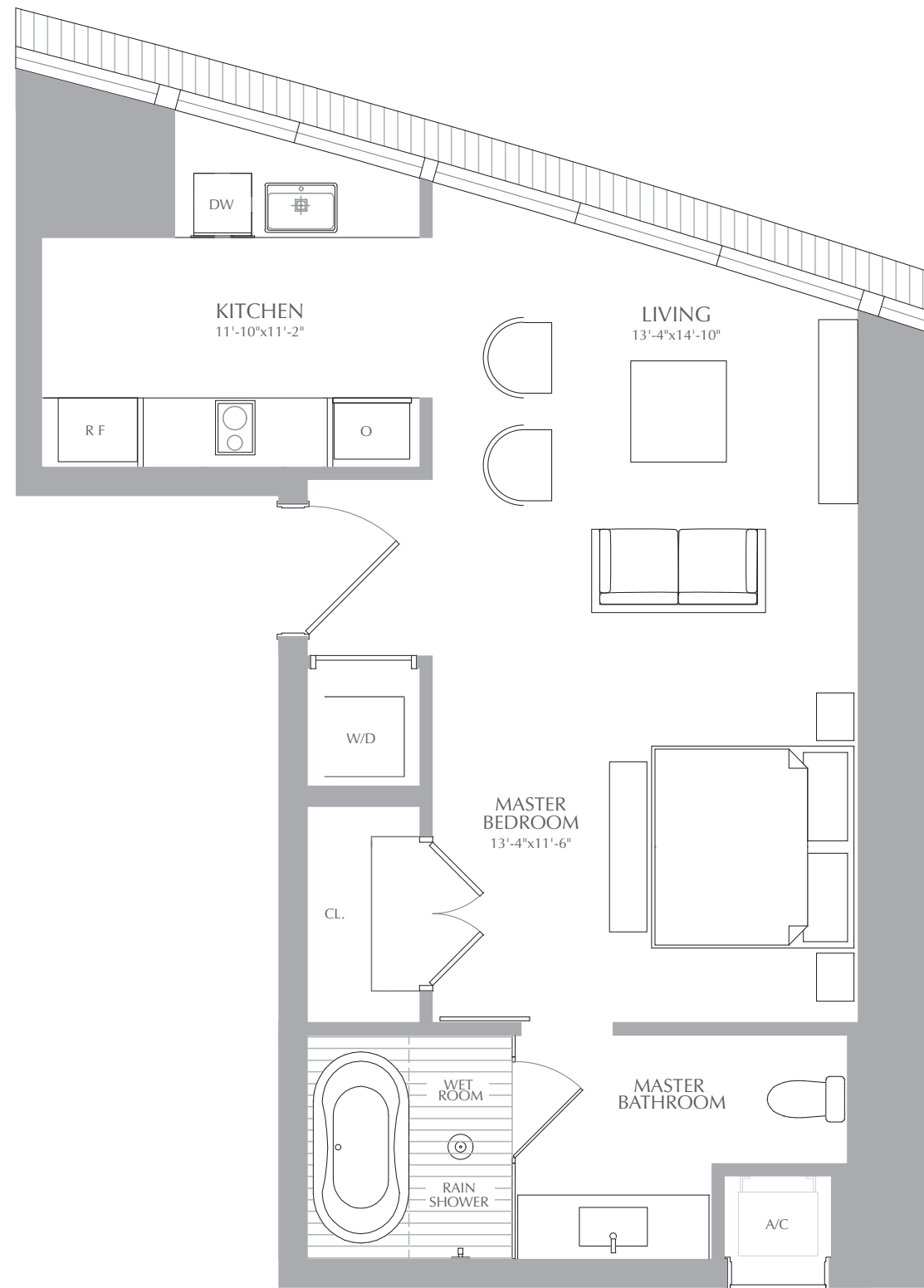
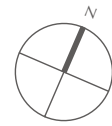


ASTON MARTIN

RESIDENCES

at

300 BISCAYNE BOULEVARD WAY  
 M I A M I



LEVEL 12  
 NORTH ELEVATION



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PANORAMIC RESIDENCES  
**RESIDENCES 05**  
 LEVEL 20

2 BEDROOMS  
 3.5 BATHROOMS  
 CONV. DEN

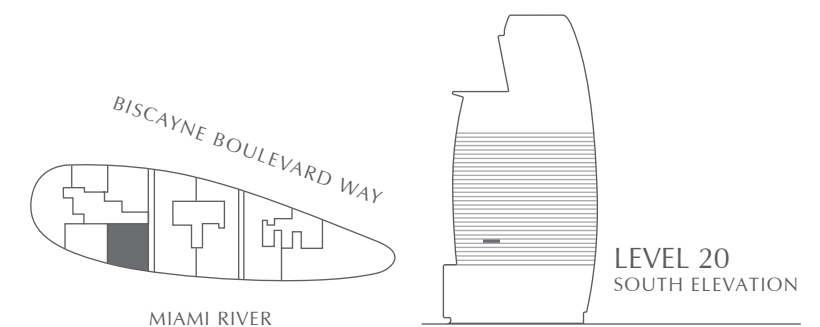
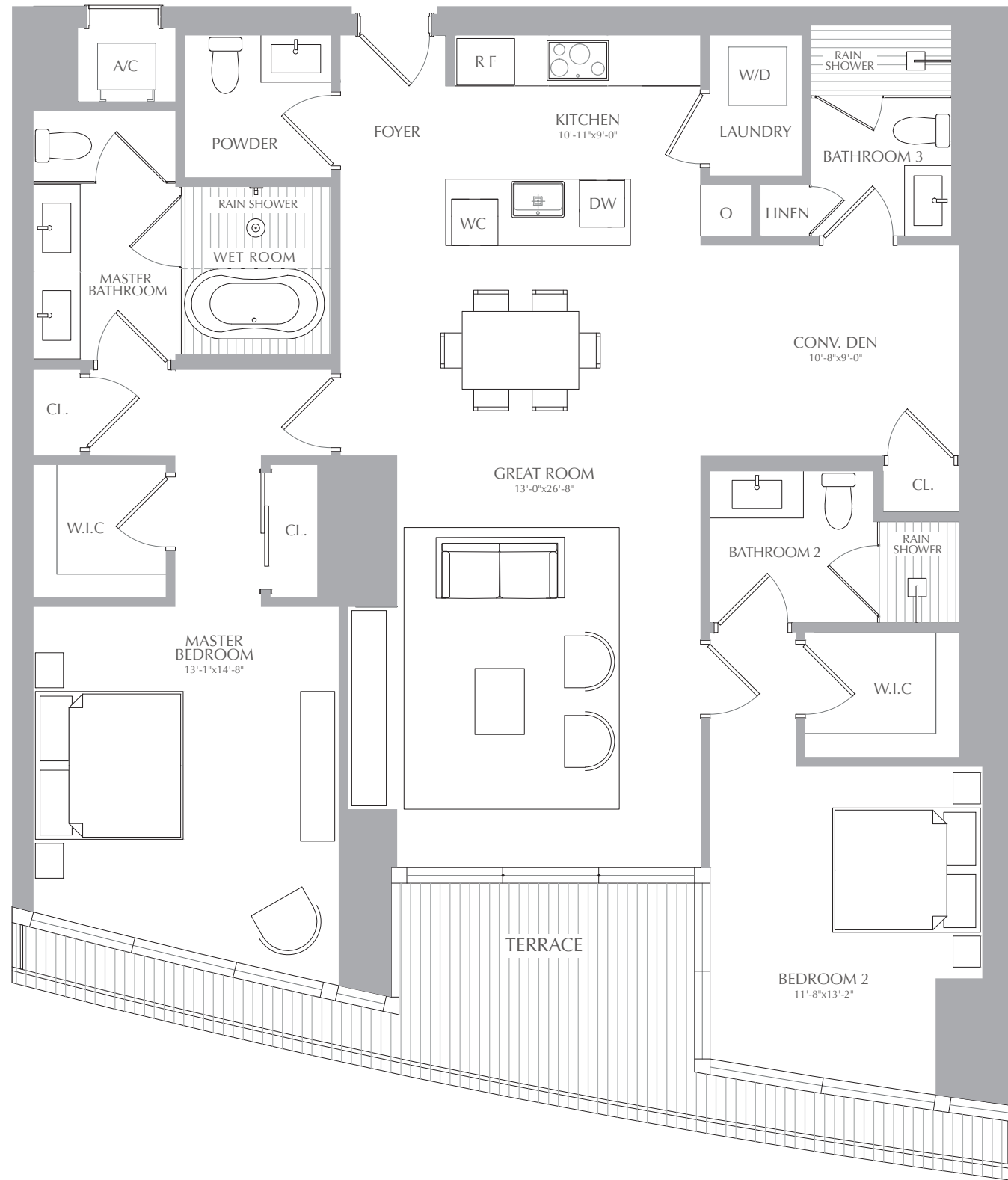
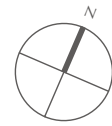
INTERIOR: 1,699 SQ. FT. 158 SQ. M.  
 EXTERIOR: 222 SQ. FT. 20 SQ. M.  
 TOTAL: 1,921 SQ. FT. 178 SQ. M.



ASTON MARTIN

RESIDENCES

at  
 300 BISCAYNE BOULEVARD WAY  
 MIAMI



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PANORAMIC RESIDENCES  
**RESIDENCES 05**  
 LEVEL 25

2 BEDROOMS  
 3.5 BATHROOMS  
 CONV. DEN

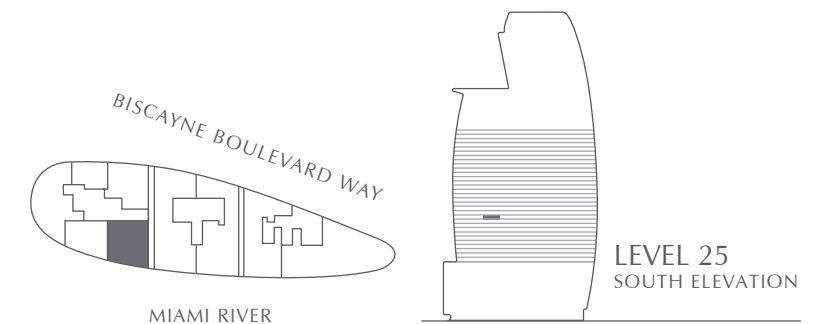
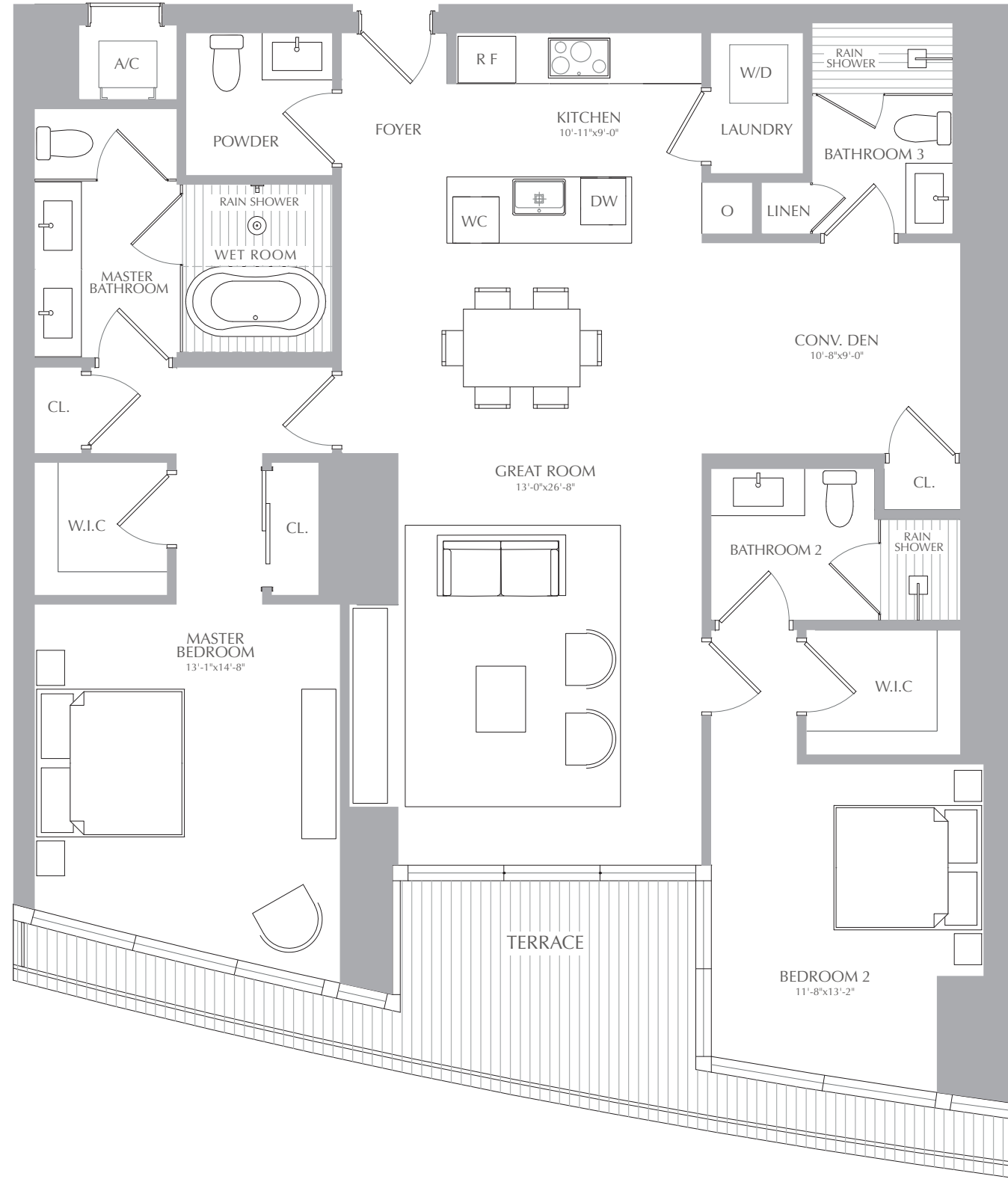
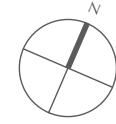
INTERIOR: 1,699 SQ. FT. 158 SQ. M.  
 EXTERIOR: 222 SQ. FT. 20 SQ. M.  
 TOTAL: 1,921 SQ. FT. 178 SQ. M.



ASTON MARTIN

RESIDENCES

at  
 300 BISCAYNE BOULEVARD WAY  
 MIAMI



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RIVER RESIDENCES  
**RESIDENCES 06**  
 LEVEL 5

1 BEDROOM  
 1 BATHROOM  
 1 POWDER

INTERIOR: 853 SQ. FT. 79 SQ. M.  
 EXTERIOR: 36 SQ. FT. 4 SQ. M.  
 TOTAL: 889 SQ. FT. 83 SQ. M.

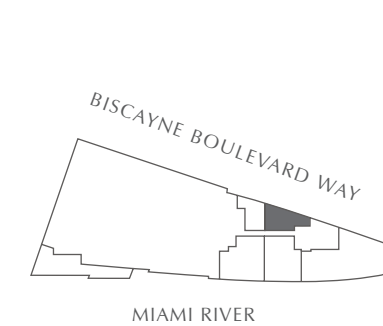
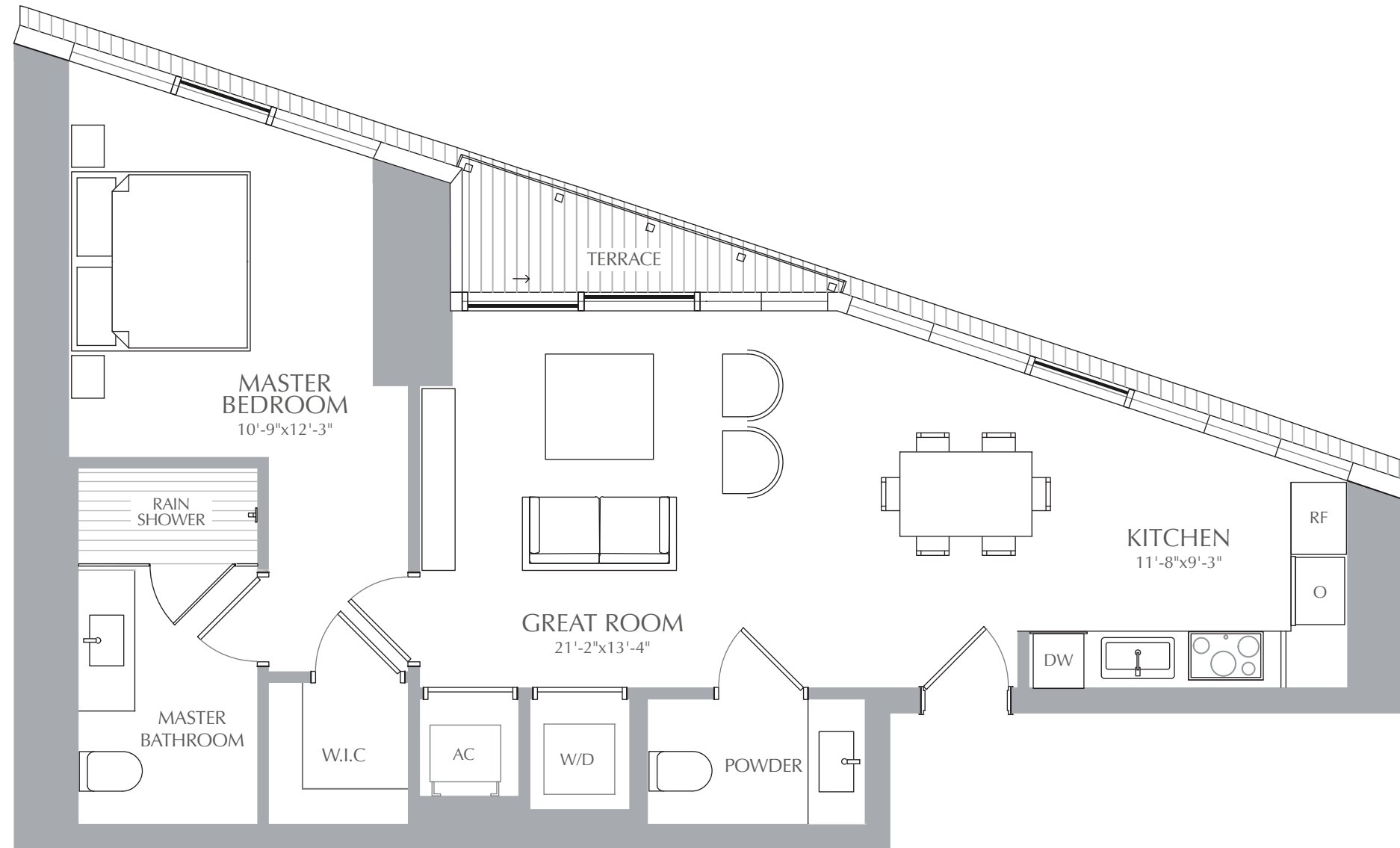
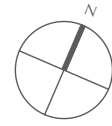


ASTON MARTIN

RESIDENCES

at

300 BISCAYNE BOULEVARD WAY  
 MIAMI



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PANORAMIC RESIDENCES  
**RESIDENCES 06**  
 LEVEL 16

1 BEDROOM  
 1.5 BATHROOMS

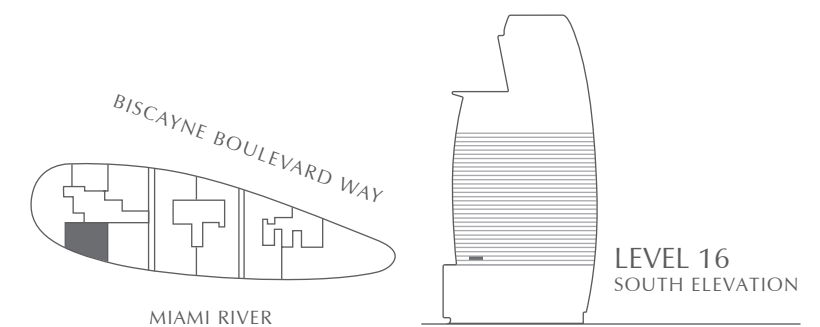
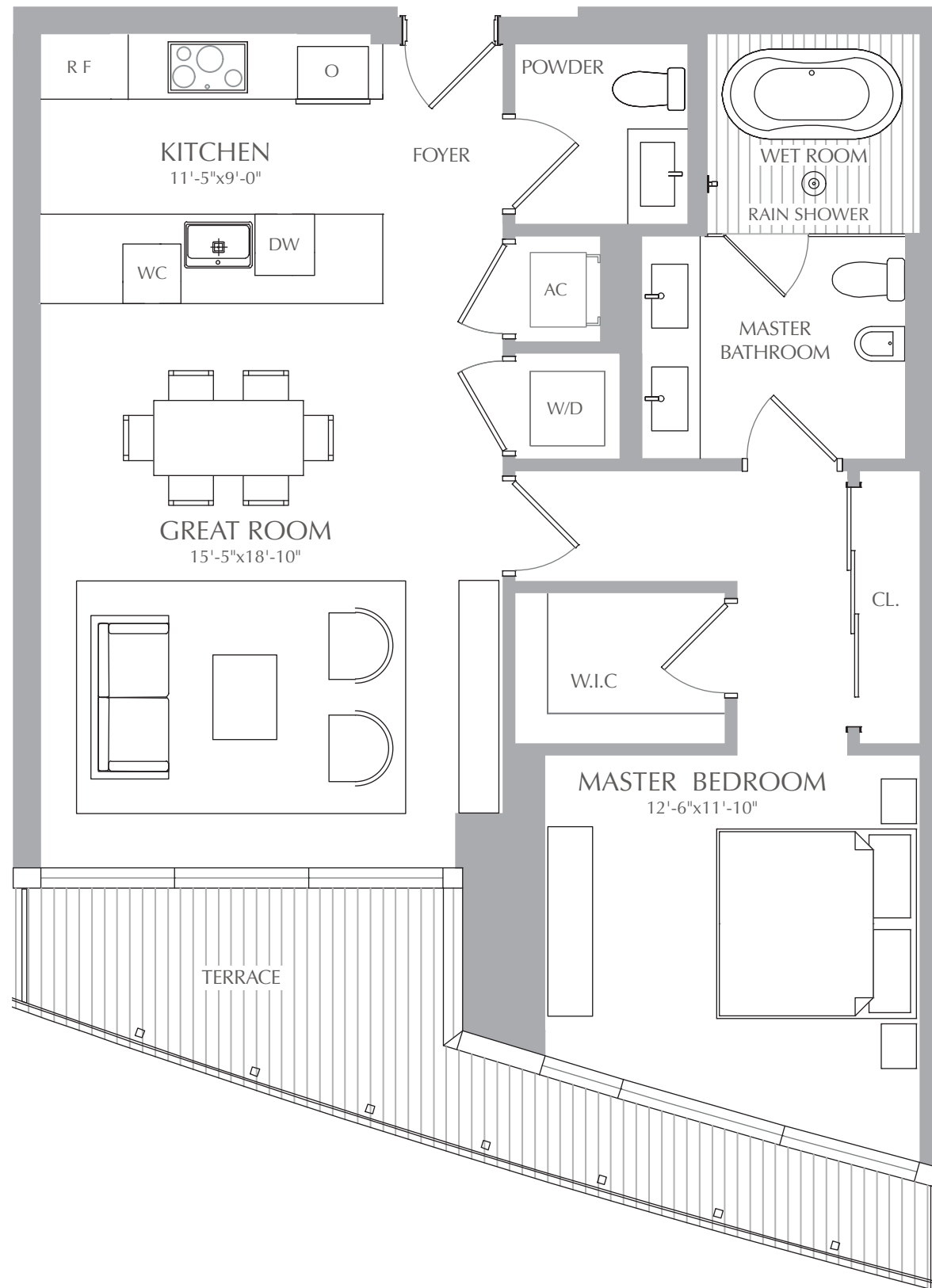
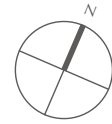
INTERIOR: 1,001 SQ. FT. 93 SQ. M.  
 EXTERIOR: 141 SQ. FT. 13 SQ. M.  
 TOTAL: 1,142 SQ. FT. 106 SQ. M.



ASTON MARTIN

RESIDENCES

at  
 300 BISCAYNE BOULEVARD WAY  
 M I A M I



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PANORAMIC RESIDENCES  
**RESIDENCES 06**  
 LEVEL 25

2 BEDROOMS  
 2.5 BATHROOMS

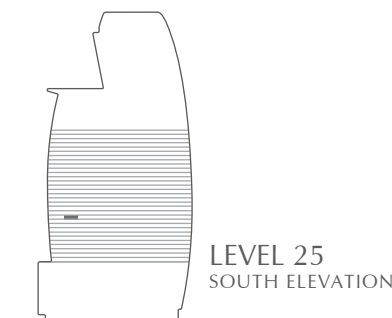
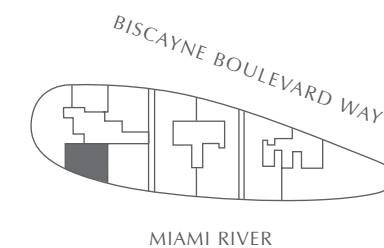
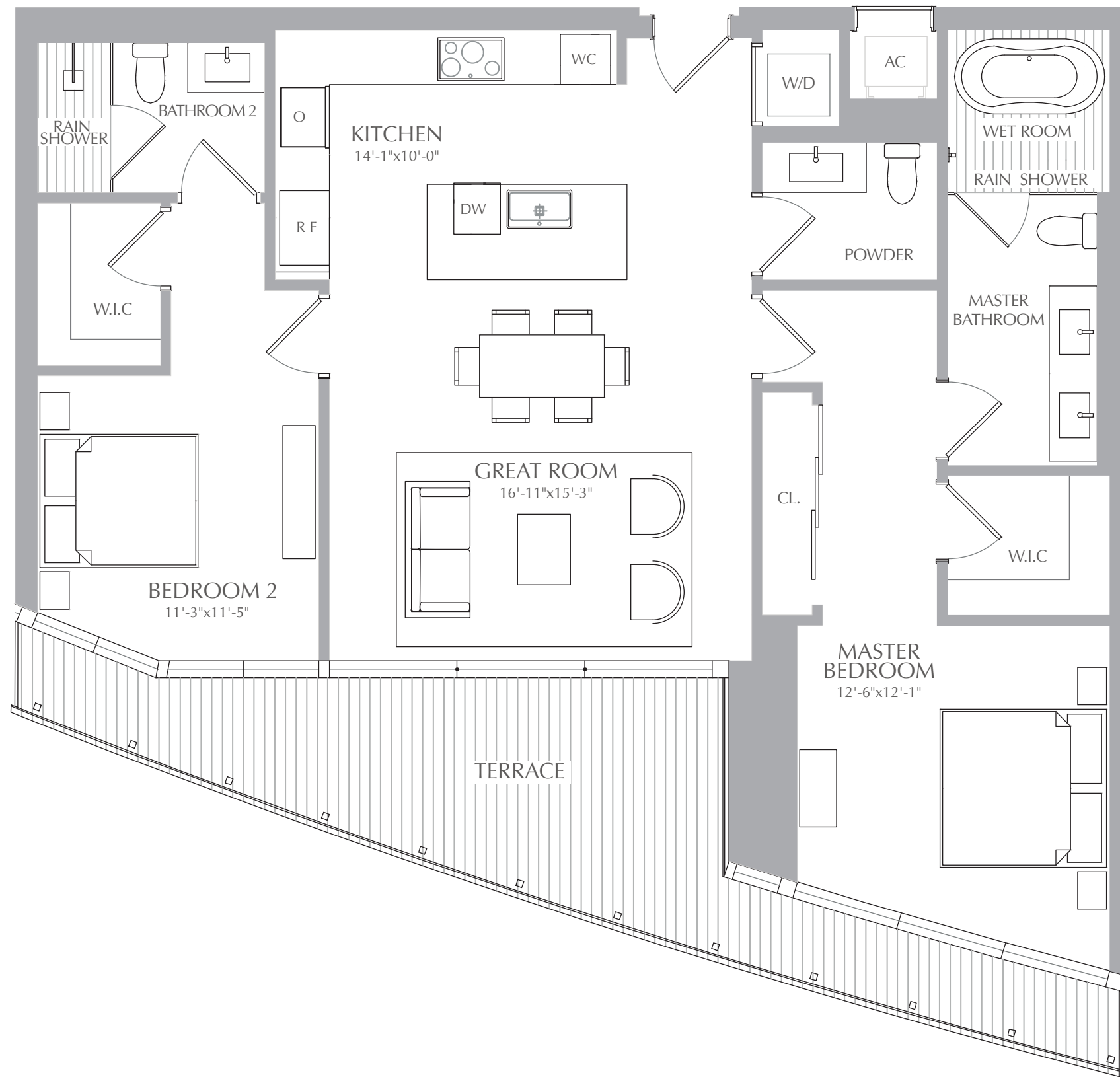
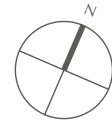
INTERIOR: 1,317 SQ. FT. 122 SQ. M.  
 EXTERIOR: 247 SQ. FT. 23 SQ. M.  
 TOTAL: 1,564 SQ. FT. 145 SQ. M.



ASTON MARTIN

RESIDENCES

at  
 300 BISCAYNE BOULEVARD WAY  
 M I A M I



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2 BEDROOMS  
 3 BATHROOMS  
 FAMILY

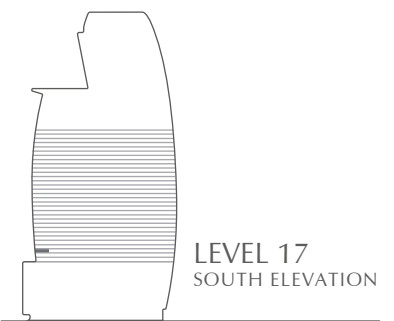
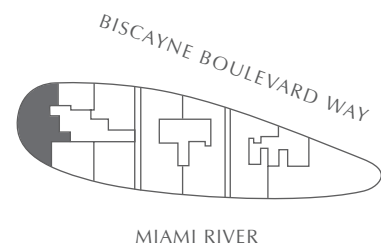
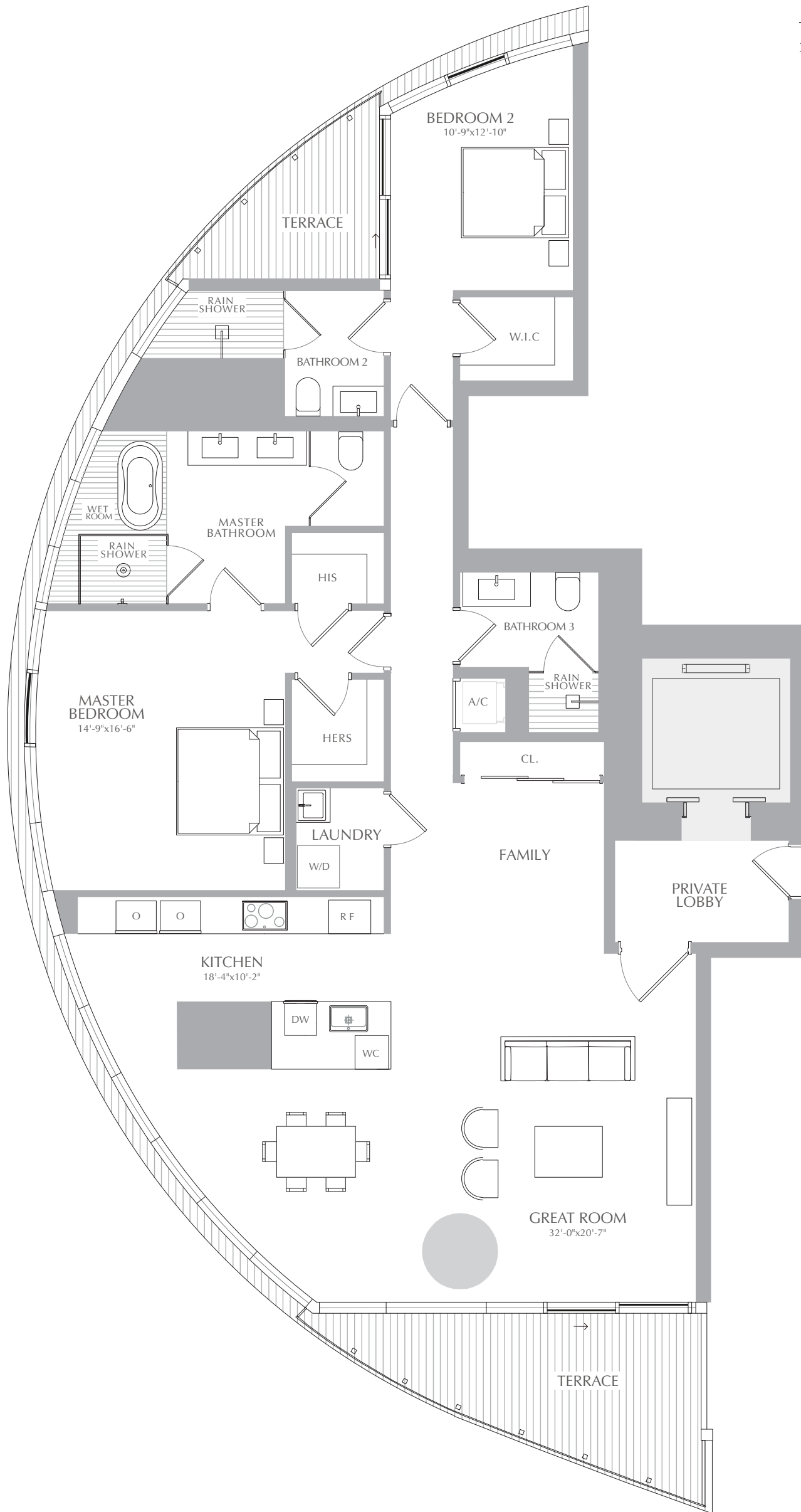
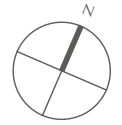
INTERIOR: 2,121 SQ. FT. 197 SQ. M.  
 EXTERIOR: 230 SQ. FT. 21 SQ. M.  
 TOTAL: 2,351 SQ. FT. 218 SQ. M.



ASTON MARTIN

RESIDENCES

at  
 300 BISCAYNE BOULEVARD WAY  
 MIAMI



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PANORAMIC RESIDENCES  
**RESIDENCES 07**  
 LEVEL 28

3 BEDROOMS  
 3.5 BATHROOMS

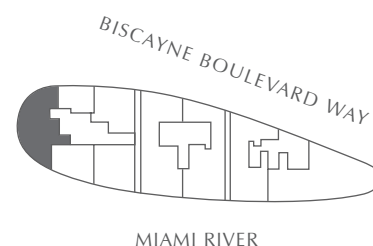
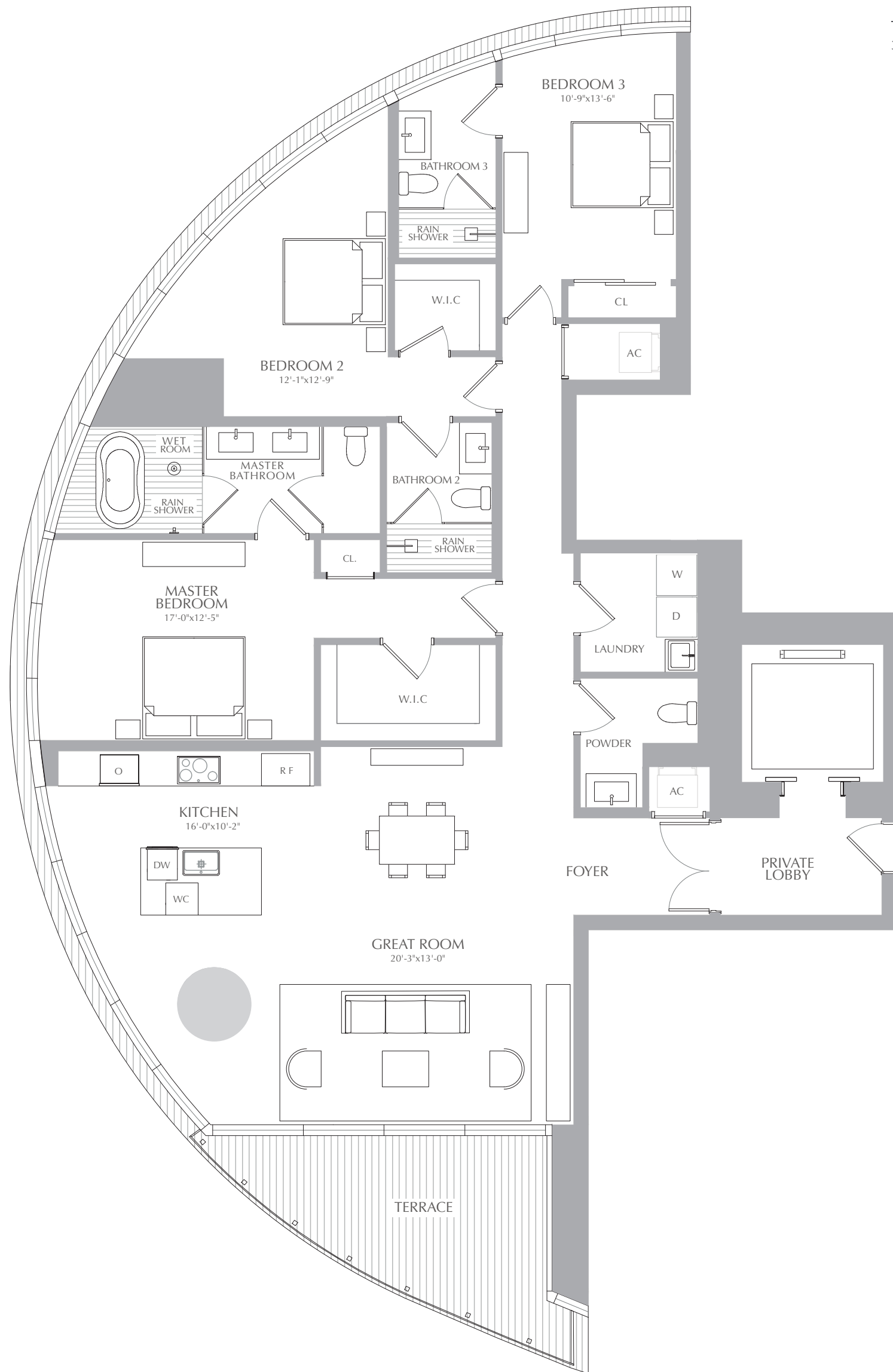
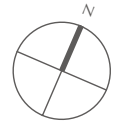
INTERIOR: 2,329 SQ. FT. 216 SQ. M.  
 EXTERIOR: 176 SQ. FT. 17 SQ. M.  
 TOTAL: 2,505 SQ. FT. 233 SQ. M.



ASTON MARTIN

RESIDENCES

at  
 300 BISCAYNE BOULEVARD WAY  
 MIAMI

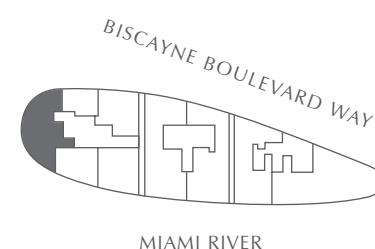
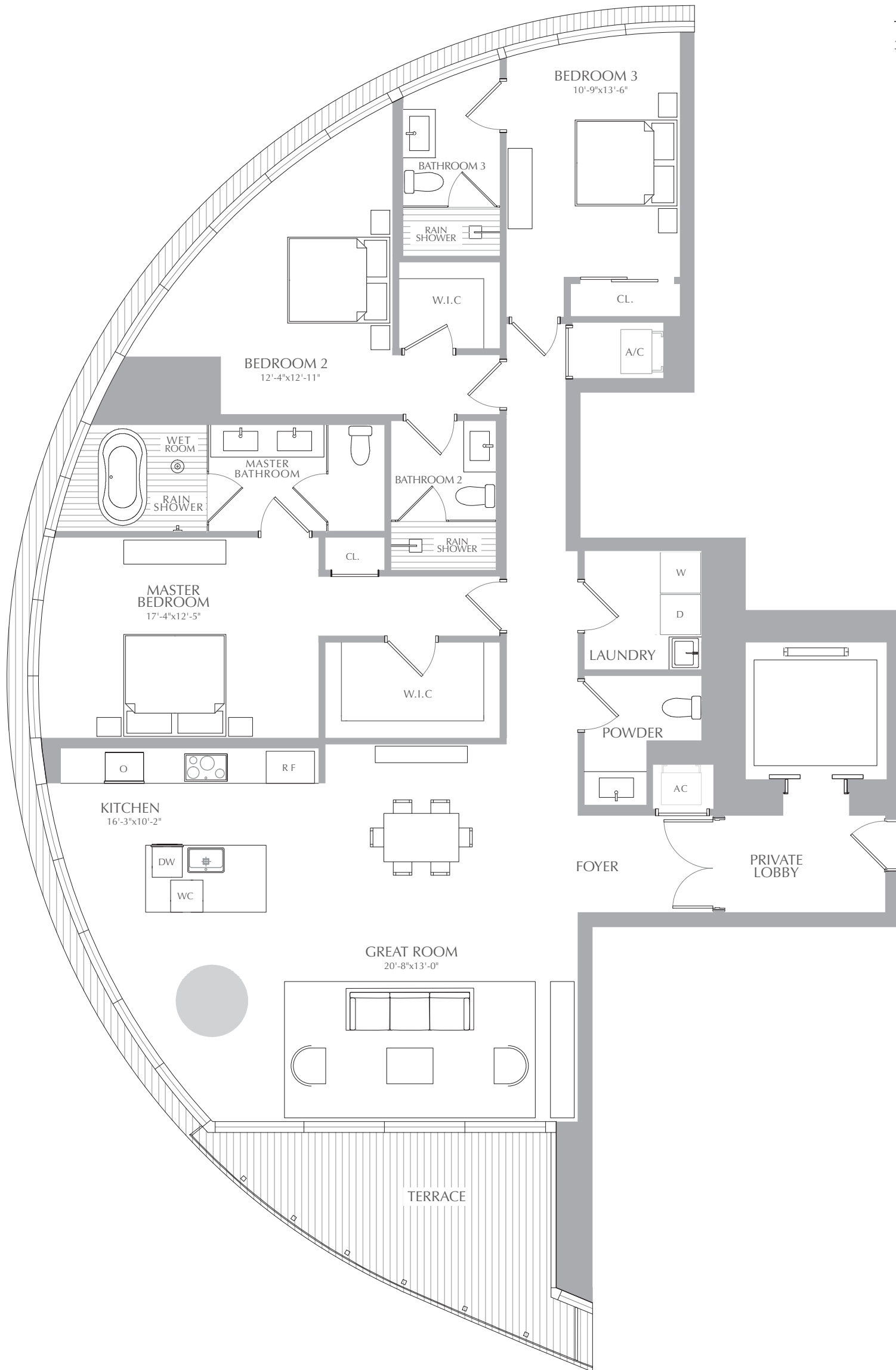
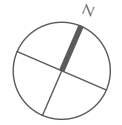


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