



ASTON MARTIN

RESIDENCES

at

300 BISCAYNE BOULEVARD WAY
M I A M I

VANESSA GOMEZ
Director of Luxury Sales
+1 (305) 321 7897



DANIEL NAULT
Licensed Florida Broker
+1 (305) 343 6873

BUILDING INFORMATION

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

BUILDING AMENITIES & SERVICES

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

SKY AMENITIES

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

LEVEL 55

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

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

LEVEL 54

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

LEVEL 53

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

SPA

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

LEVEL 52

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





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EDGEWATER ONE
REAL ESTATE

RESIDENCES FEATURES

- Private Service Entrance at basement level for all move ins and personnel.
- Bulthaup custom Cabinetry in kitchens.
- White marble floors throughout entire unit and porcelain in all balconies.
- Quartz countertops in kitchen. Piatra Grey (Ceasarstone) or similar.
- Gaggenau Appliances in all residences: (sizes depends in units)
30" or 24" Refrigerator.
30" or 24" Freezer.
36" or 30" Two door Refrigerator with Bottom Freezer.
36" or 30" Induction Cooktop.
30" Combi-Microwave (Grill and Microwave) with handleless door/automatic opening.
30" Single Oven.
24" or 18" Wine Cooler.
24" Dishwasher.
- Duravit Wall Mounted Toilets in all units throughout the building & Bidets in select units .
- All bathrooms feature marble flooring and walls. Thassos or similar.
- Hansgrohe Faucets in secondary bathrooms and exclusive Axor model in master and powder bathrooms.
- Marble countertops in bathrooms. Thassos or similar.
- Italian Bertolotto doors with AGB hardware in all units.
- Wood paneled front doors to residence with programmable smart phone technologies such as NFC and Bluetooth.

- Floor Soundproofing system installed throughout all units including all bathrooms.
- Walls dividing units with corridors will be 10" width with 2 layers of Quiet Rock improving soundproofing.
- German Schuco hardware on sliding glass doors.
- ThyssenKrupp "Destination Dispatch" elevator system from Main Lobbies getting passengers to their destination in the shortest travel time and enabling access only to their own floor for enhanced security.
- High-speed elevators going up to 1200 Feet per Minute.
- Hi speed internet and Wi-fi hotspots in all common areas
- Cast Iron pipes and risers avoiding waterflow noises.

DEVELOPMENT

G&G Business Developments LLC

ARCHITECT

BMA – Bodas Miani Anger Architects
Revuelta Architecture International

PUBLIC SPACES / COMMON AREAS

BMA – Bodas Miani Anger Architects
Aston Martin Design

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

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

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