

DOSSIER ASTON MARTIN RESIDENCES, MIAMI



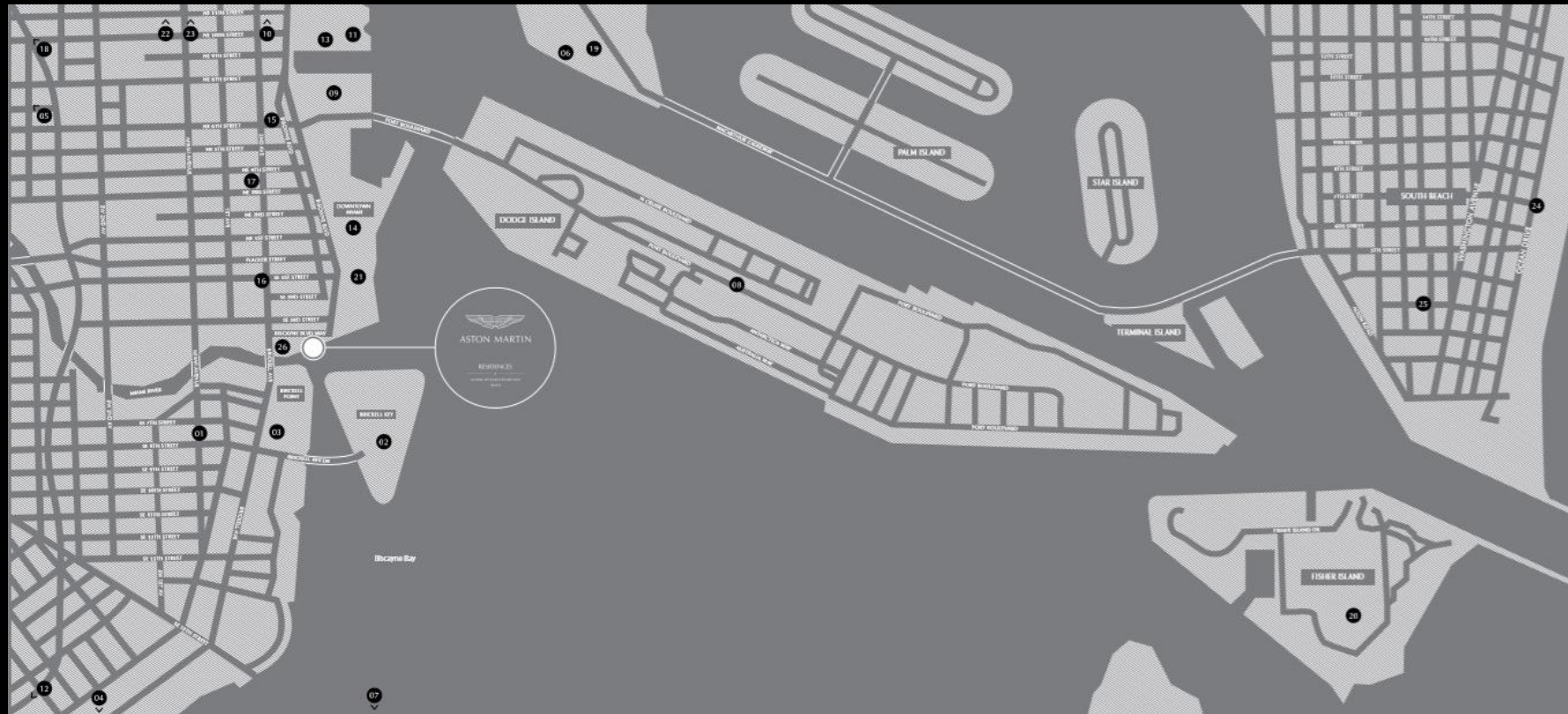
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*Boutique
Immobilier*

UBICACIÓN

The background features a black field with dynamic, flowing waves of green and orange. The green waves are prominent on the left and bottom-left, while the orange waves flow from the top-right towards the bottom-right. The waves have a soft, ethereal quality with some internal texture.

Aston Martin Residences se encuentra en el Downtown de Miami. El distrito Centro de Miami es una bulliciosa zona comercial con espacios culturales y recintos para eventos. Durante el día, los centros comerciales al aire libre, los grandes almacenes y las joyerías reciben muchos clientes,



Mientras que por la noche, el American Airlines Arena alberga los partidos de baloncesto de los Miami Heat o algún concierto importante. El Adrienne Arsht Center es la sede del Miami City Ballet y la Florida Grand Opera. En el Pérez Art Museum Miami se expone arte moderno.



The background features a black field with dynamic, flowing waves of green and orange. The green waves are prominent on the left side, while the orange waves flow from the top right towards the bottom right. The waves have a soft, ethereal quality with some internal texture visible.

INMUEBLE

Aston Martin Residences se proyecta como el más increíble condominio de ultra lujo de los últimos tiempos del Downtown. Ubicado en la desembocadura del río Miami y Biscayne Boulevard Way, dará a sus residentes magníficas vistas panorámicas a la bahía y el océano.









Cada aspecto de las Aston Martin Residences ha sido cuidadosamente considerado para proporcionar el equilibrio perfecto entre optimización del espacio, máxima iluminación y vistas panorámicas, junto con todas las exigencias para complacer los estilos de vida más modernos y cosmopolitas.

Adicionalmente, todos los espacios de amenidades, tanto internos como adyacentes al edificio, han sido ubicados estratégicamente para su máxima comodidad y accesibilidad

PLANIMETRÍA

The background features a black field with dynamic, flowing waves of green and orange. The green waves are prominent on the left and top, while the orange waves flow from the top right towards the bottom right. The waves have a soft, ethereal quality with some internal texture.

KEYPLAN
PANORAMIC RESIDENCES
LEVEL 15 THROUGH 45

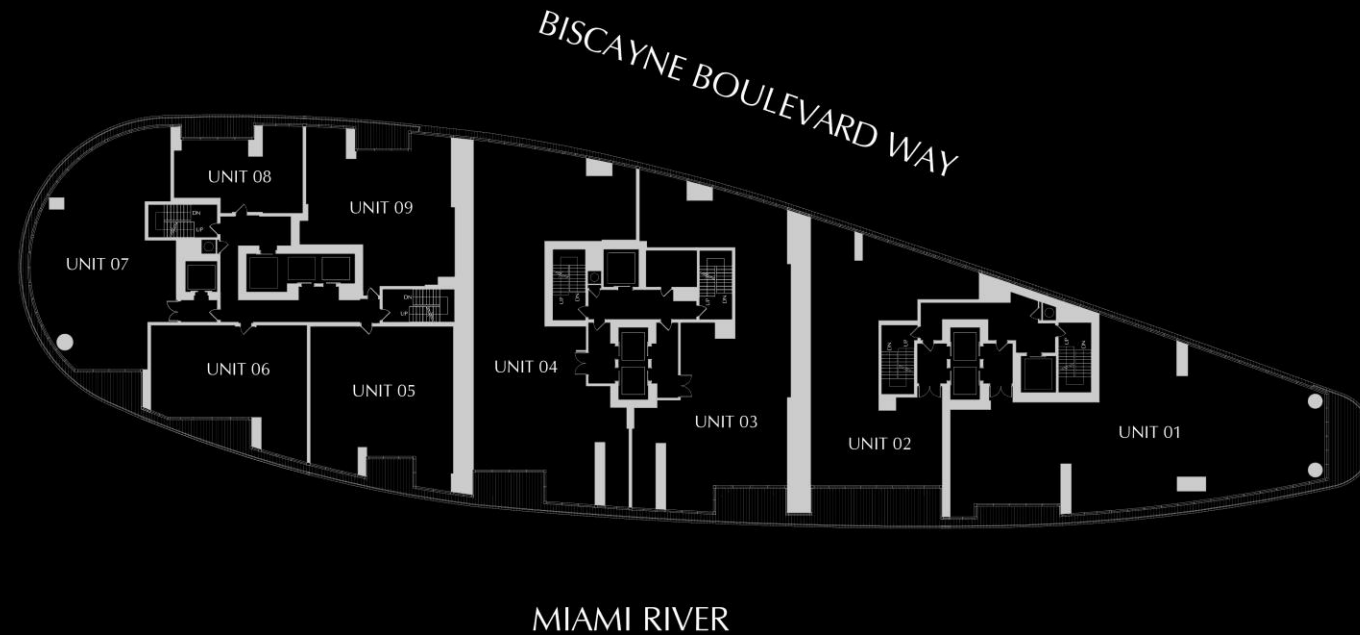


ASTON MARTIN

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.



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Santobellaria*

KEYPLAN

RIVER RESIDENCES

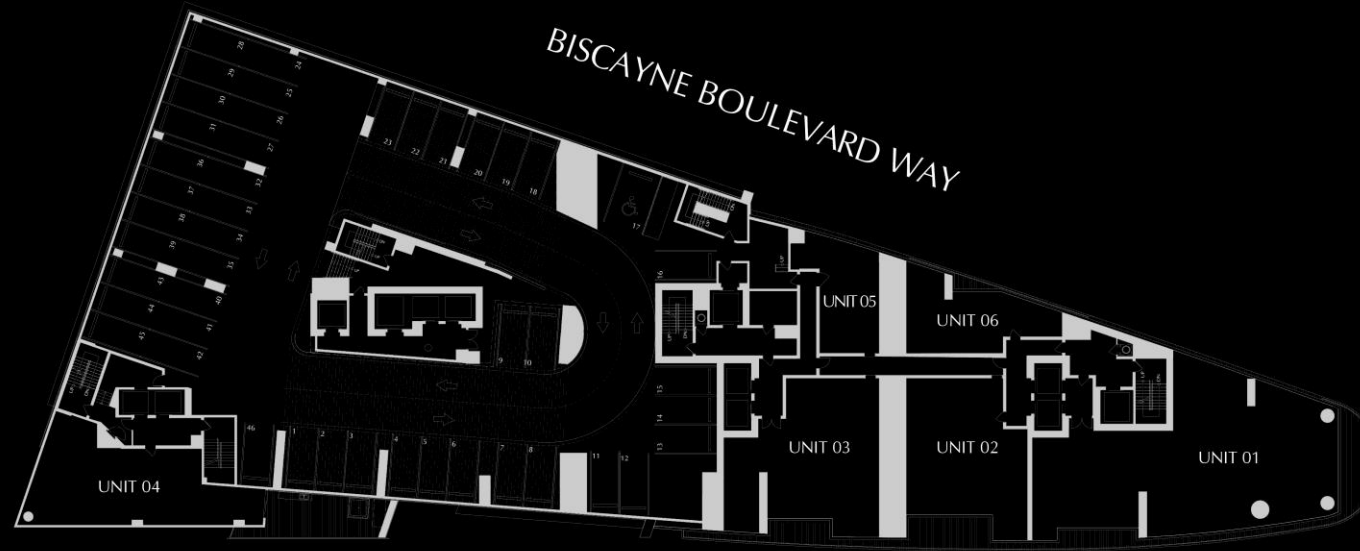
LEVEL 3 THROUGH 14



ASTON MARTIN

RESIDENCES

at
300 BISCAYNE BOULEVARD WAY
MIAMI



MIAMI RIVER



LEVEL 3
THROUGH 14
SOUTH ELEVATION



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KEYPLAN

SKY RESIDENCES

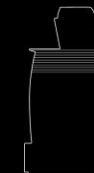
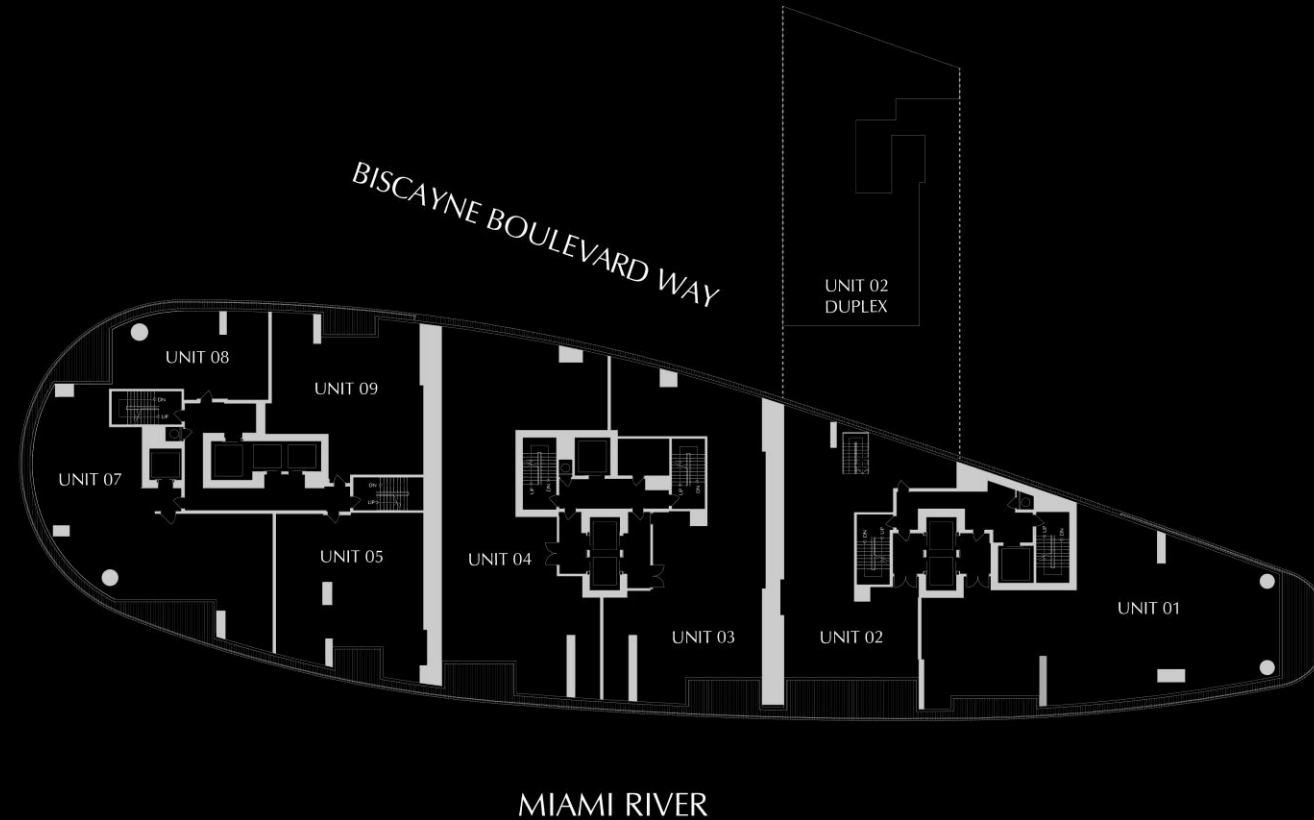
LEVEL 46 THROUGH 52



ASTON MARTIN

RESIDENCES

at
300 BISCAYNE BOULEVARD WAY
MIAMI



LEVEL 46
THROUGH 52
SOUTH ELEVATION



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DESCRIPCIÓN Y PRECIOS



ASTON MARTIN RESIDENCES
300 BISCAYNE BOULEVARD WAY ~ MIAMI

RIVER RESIDENCES ~ Levels 3 - 14

<u>type</u>	<u>line</u>	<u>floors</u>	<u>sq. ft</u>	<u>terrace</u>	<u>description</u>	<u>price range</u>
4 BD	01	3-14	3,127 - 3,723	594-627	4 BED / 4.5 BATH/ LIBRARY	\$3,701,900 - \$5,800,000
2 BD	02	12	1,474	299	2 BED / 3 BATH + conv den	-
2 BD	03	5 - 14	1829-1973	278	2 BED / 3 BATH + conv den	\$2,250,900-\$3,500,000
1 BD	05	12	698	-	1 BED CONV / 1 BATH	\$787,900
1 BD	06	9	853	36	1 BED / 1.5 BATH	-

Panoramic Residences - Levels 15 - 45

Sky Residences - Levels 46 - 52

<u>type</u>	<u>line</u>	<u>floors</u>	<u>sq. ft</u>	<u>terrace</u>	<u>description</u>	<u>price range</u>
5 BD	01	15 - 52	3,758 - 3,994	400-450	5 BED/ 5.5 BATH + FAMILY	\$4,818,900 - \$7,892,900
4 BD	02	46 - 51	4,434	645	4 BED / 6 BATH+ FAMILY +DEN +STAFF (duplex)	\$5,261,900 - \$8,602,900
3 BD	02	15 - 45	2,422	420	3 BED / 3.5 BATH	\$2,648,900 - \$3,993,900
3 BD	03	15 - 51	3,078	295	3 BED / 4.5 BATH + STAFF + FAMILY + DEN	\$2,660,900 - \$4,700,900
4 bd	04	15 - 51	3,536	296	4 bed / 5.5 bath + Staff + Family	\$2,791,900 - \$5,416,900
2 BD	05	15 - 52	1,699	222	2 BED / 3.5 BATH + CONV DEN	\$2,137,900 - \$2,661,900
2 BD	06	23 - 41	1,317	247	2 BED / 2.5 BATH	\$1,814,900 - \$2,094,900
1BD	06	16-22; 42-45	1,001	141	1 BED / 1.5 BATH	\$1,478,900 - \$2,200,900
2&3 BD	07	15-52	2,053-2,652	155-301	2 BED - 3 BED / 2.5 - 3.5 BATH	\$2,214,900 - \$4,400,900
1 BD	08	15-45	767	104	1 BED / 1.5 BATH	\$961,900 - \$1,317,900
2 BD	09	15-45	1,578	90	2 BED / 2.5 BATH + DEN	\$1,406,900 - \$1,988,900

All prices, plans, specifications, features, amenities and other descriptions are preliminary and are subject to change without notice. Prices do not include optional features or premiums upgraded units. Price changes may occur that are not yet reflected. Buyers are suggested to check with the sales center for the most current pricing.

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