RIVER RESIDENCES
RESIDENCES 02
LEVEL 3

1 BEDROOMS
1.5 BATHROOMS

INTERIOR: 1,248 SQ. FT. 116 SQ. M.
EXTERIOR: 274 SQ. FT. 25 SQ. M.
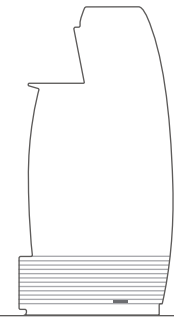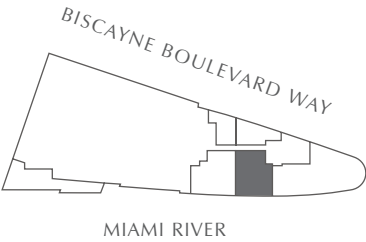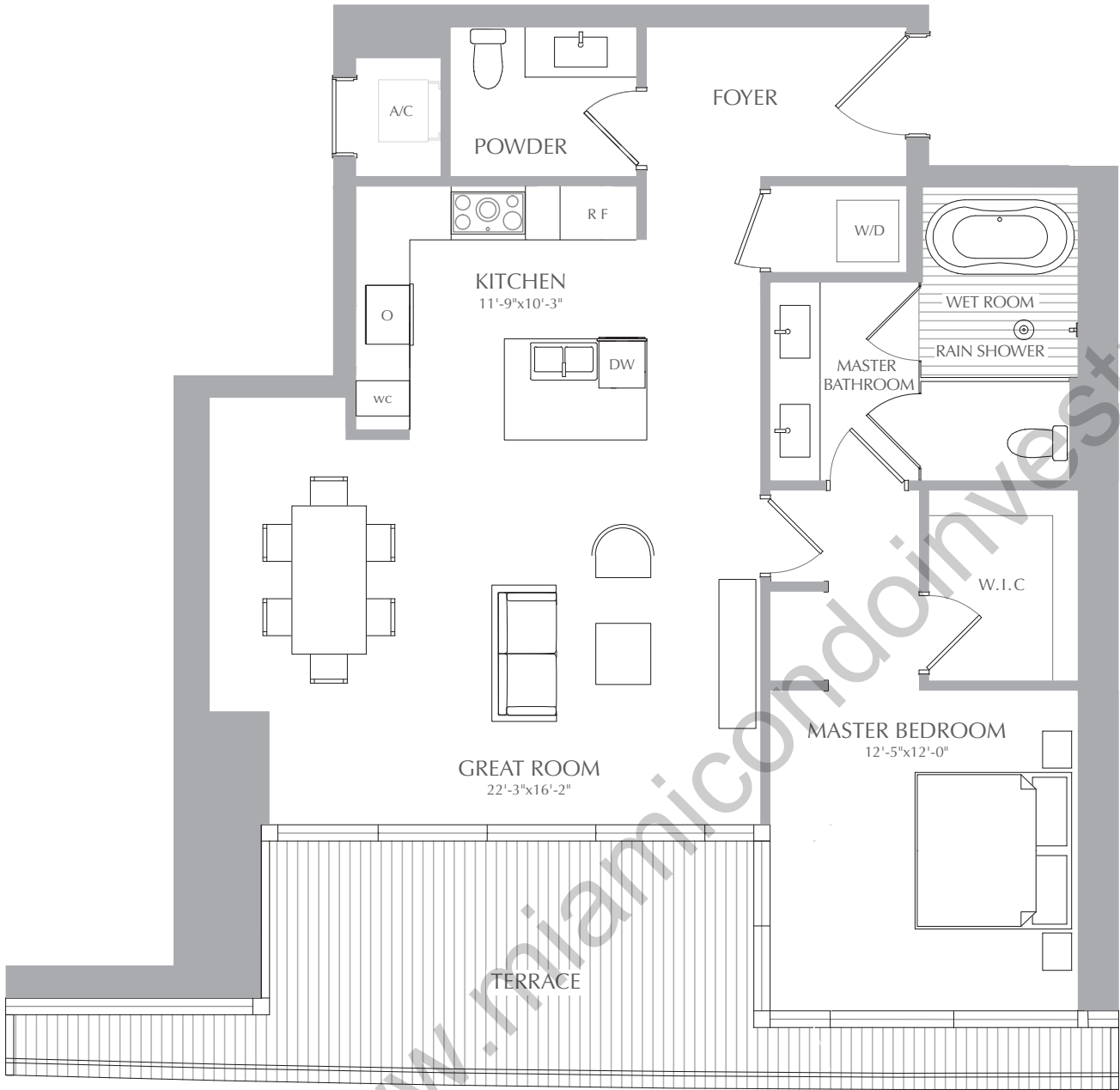TOTAL: 1,522 SQ. FT. 141 SQ. M.

ASTON MARTIN

RESIDENCES
at
300 BISCAYNE BOULEVARD WAY
MIAMI

N

FOYER

A/C

POWDER

R F

KITCHEN
11'-9"x10'-3"

O

WC

DW

W/D

WET ROOM

RAIN SHOWER

MASTER
BATHROOM

W.I.C

GREAT ROOM
22'-3"x16'-2"

MASTER BEDROOM
12'-5"x12'-0"

TERRACE

BISCAYNE BOULEVARD WAY

MIAMI RIVER

LEVEL 3
SOUTH ELEVATION

RIVER RESIDENCES
RESIDENCES 02
LEVEL 4

2 BEDROOMS
3 BATHROOMS
CONV. DEN

INTERIOR:	1,466 SQ. FT.	136 SQ. M.
EXTERIOR:	288 SQ. FT.	27 SQ. M.
TOTAL:	1,754 SQ. FT.	163 SQ. M.

ASTON MARTIN

RESIDENCES
at
300 BISCAYNE BOULEVARD WAY
MIAMI

N

RAIN SHOWER

WET ROOM

RAIN SHOWER

BATHROOM 3

MASTER BATHROOM

NIGHT BAR

CL.

W.I.C.

CONV. DEN
11'-5"x9'-5"

W/D

FOYER

KITCHEN
9'-7"x11'-7"

RF

GREAT ROOM
12'-0"x31'-3"

DW

WC

O

BATHROOM 2

RAIN SHOWER

CL.

MASTER BEDROOM
12'-3"x13'-1"

BEDROOM 2
10'-0"x10'-4"

TERRACE

BISCAYNE BOULEVARD WAY

MIAMI RIVER

LEVEL 4
SOUTH ELEVATION

RIVER RESIDENCES
RESIDENCES 02
LEVEL 5

2 BEDROOMS
3 BATHROOMS
CONV. DEN

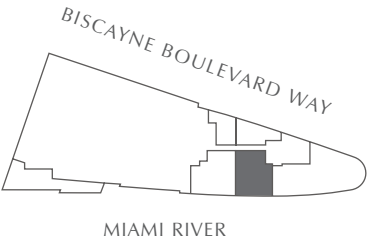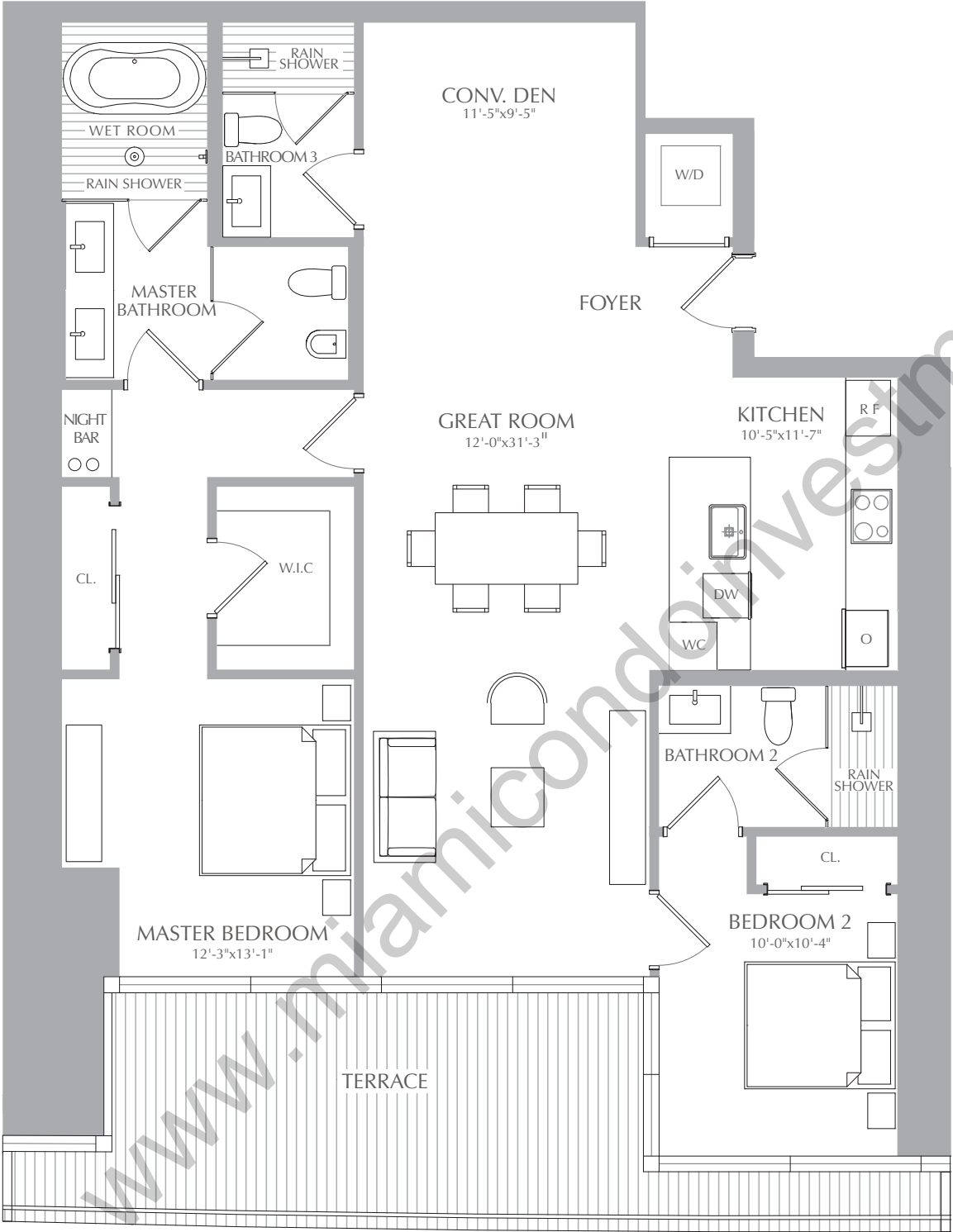| INTERIOR: | 1,474 SQ. FT. | 137 SQ. M. |
| EXTERIOR: | 299 SQ. FT. | 28 SQ. M. |
| TOTAL: | 1,773 SQ. FT. | 165 SQ. M. |

ASTON MARTIN

RESIDENCES

at

300 BISCAYNE BOULEVARD WAY
M I A M I

N

RAIN SHOWER

WET ROOM

RAIN SHOWER

BATHROOM 3

MASTER BATHROOM

CONV. DEN
11'-5"x9'-5"

W/D

FOYER

NIGHT BAR

CL.

W.I.C

GREAT ROOM
12'-0"x31'-3"

KITCHEN
10'-5"x11'-7"

R F

DW

O

WC

BATHROOM 2

RAIN SHOWER

CL.

MASTER BEDROOM
12'-3"x13'-1"

BEDROOM 2
10'-0"x10'-4"

TERRACE

BISCAYNE BOULEVARD WAY

MIAMI RIVER

LEVEL 5
SOUTH ELEVATION

RIVER RESIDENCES
RESIDENCES 02
LEVEL 6

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

N

WET ROOM
RAIN SHOWER
RAIN SHOWER
BATHROOM 3
MASTER BATHROOM
NIGHT BAR
CL.
W.I.C
MASTER BEDROOM
12'-3"x13'-1"
TERRACE

CONV. DEN
11'-5"x9'-5"
W/D
FOYER
GREAT ROOM
12'-0"x31'-3"
KITCHEN
10'-5"x11'-7"
R F
DW
O
WC
BATHROOM 2
RAIN SHOWER
CL.
BEDROOM 2
10'-0"x10'-4"

BISCAYNE BOULEVARD WAY
MIAMI RIVER

LEVEL 6
SOUTH ELEVATION

RIVER RESIDENCES
RESIDENCES 02
LEVEL 7

2 BEDROOMS
3 BATHROOMS
CONV. DEN

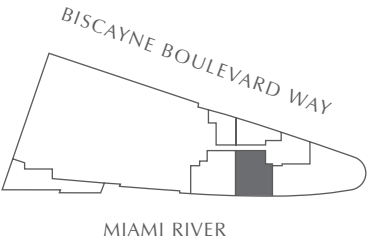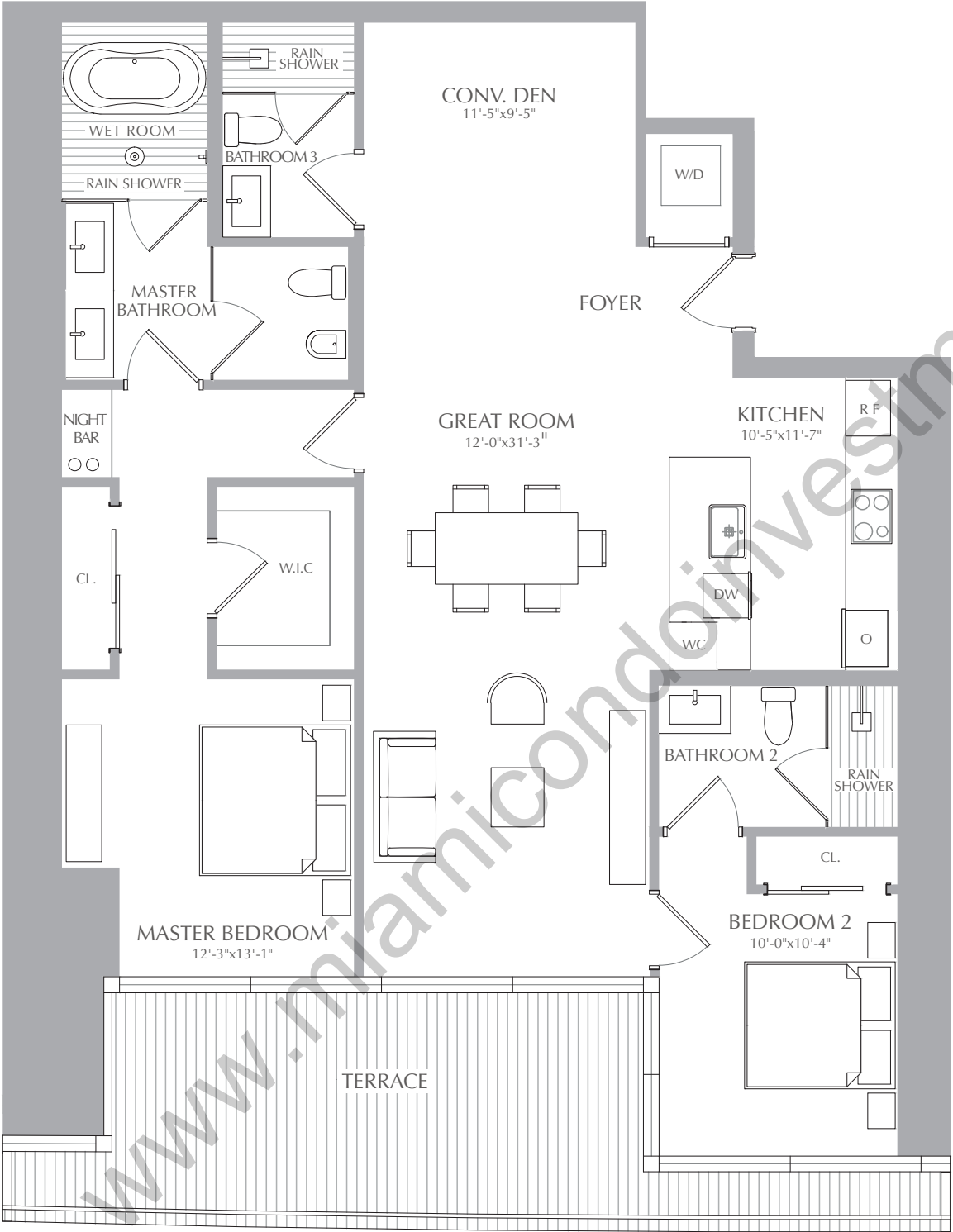| INTERIOR: | 1,474 SQ. FT. | 137 SQ. M. |
| EXTERIOR: | 299 SQ. FT. | 28 SQ. M. |
| TOTAL: | 1,773 SQ. FT. | 165 SQ. M. |

ASTON MARTIN

RESIDENCES
at
300 BISCAYNE BOULEVARD WAY
MIAMI

N

RAIN SHOWER

CONV. DEN
11'-5"x9'-5"

WET ROOM

BATHROOM 3

RAIN SHOWER

W/D

FOYER

MASTER BATHROOM

NIGHT BAR

GREAT ROOM
12'-0"x31'-3"

KITCHEN
10'-5"x11'-7"

R F

CL.

W.I.C

DW

O

WC

MASTER BEDROOM
12'-3"x13'-1"

BATHROOM 2

RAIN SHOWER

CL.

BEDROOM 2
10'-0"x10'-4"

TERRACE

BISCAYNE BOULEVARD WAY

MIAMI RIVER

LEVEL 7
SOUTH ELEVATION

RIVER RESIDENCES
RESIDENCES 02
LEVEL 8

2 BEDROOMS
3 BATHROOMS
CONV. DEN

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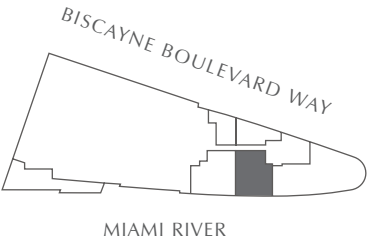EXTERIOR: 299 SQ. FT. 28 SQ. M.
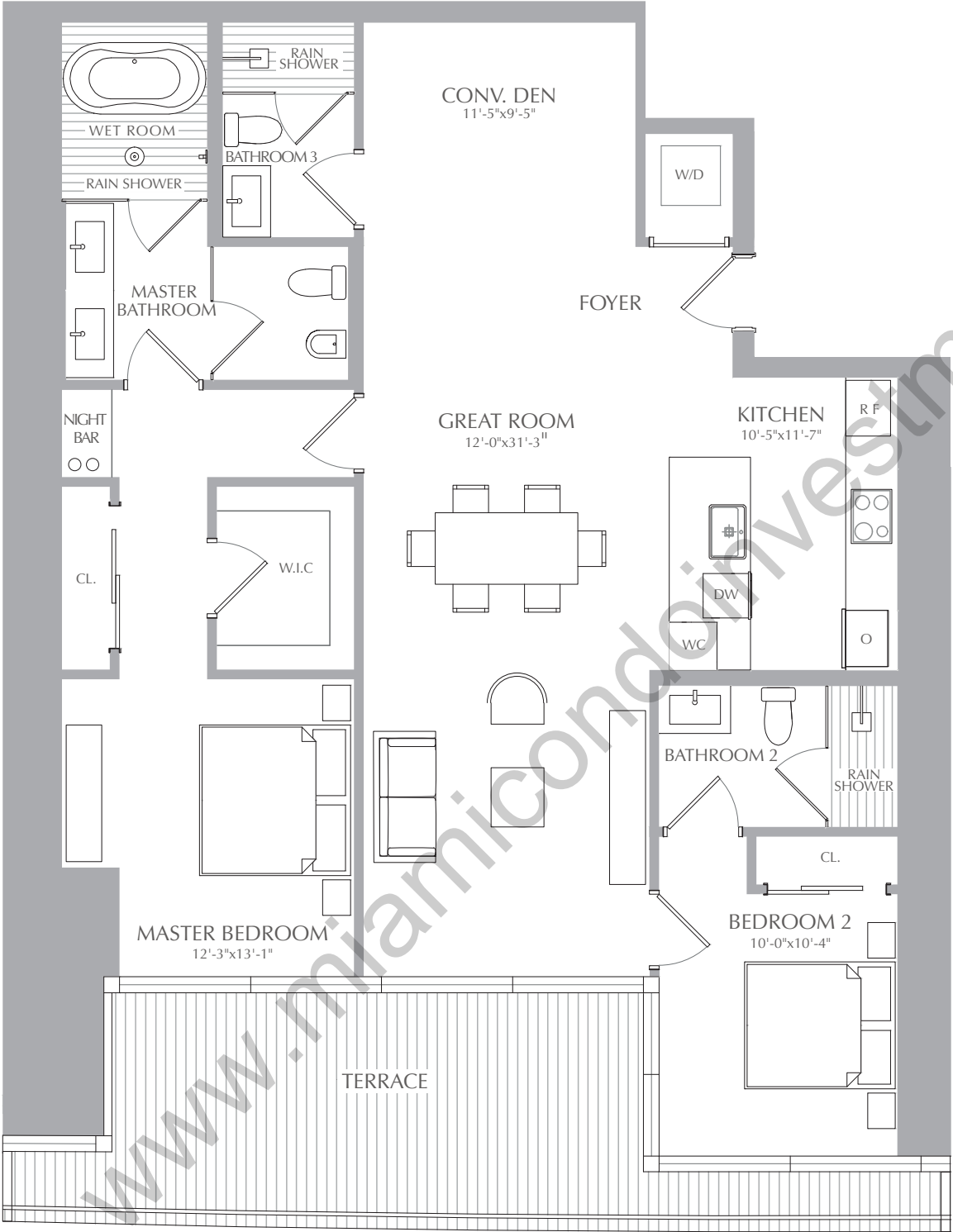TOTAL: 1,773 SQ. FT. 165 SQ. M.

ASTON MARTIN

RESIDENCES
at
300 BISCAYNE BOULEVARD WAY
MIAMI

N

RAIN SHOWER

WET ROOM

BATHROOM 3

RAIN SHOWER

MASTER BATHROOM

CONV. DEN
11'-5"x9'-5"

W/D

FOYER

NIGHT BAR

CL.

W.I.C

GREAT ROOM
12'-0"x31'-3"

KITCHEN
10'-5"x11'-7"

R F

DW

O

WC

BATHROOM 2

RAIN SHOWER

CL.

MASTER BEDROOM
12'-3"x13'-1"

BEDROOM 2
10'-0"x10'-4"

TERRACE

BISCAYNE BOULEVARD WAY

MIAMI RIVER

LEVEL 8
SOUTH ELEVATION

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
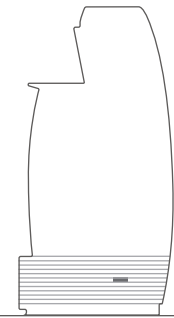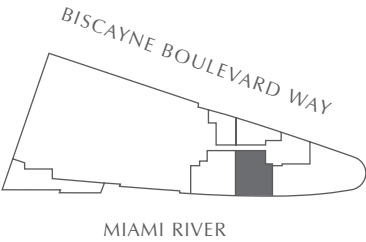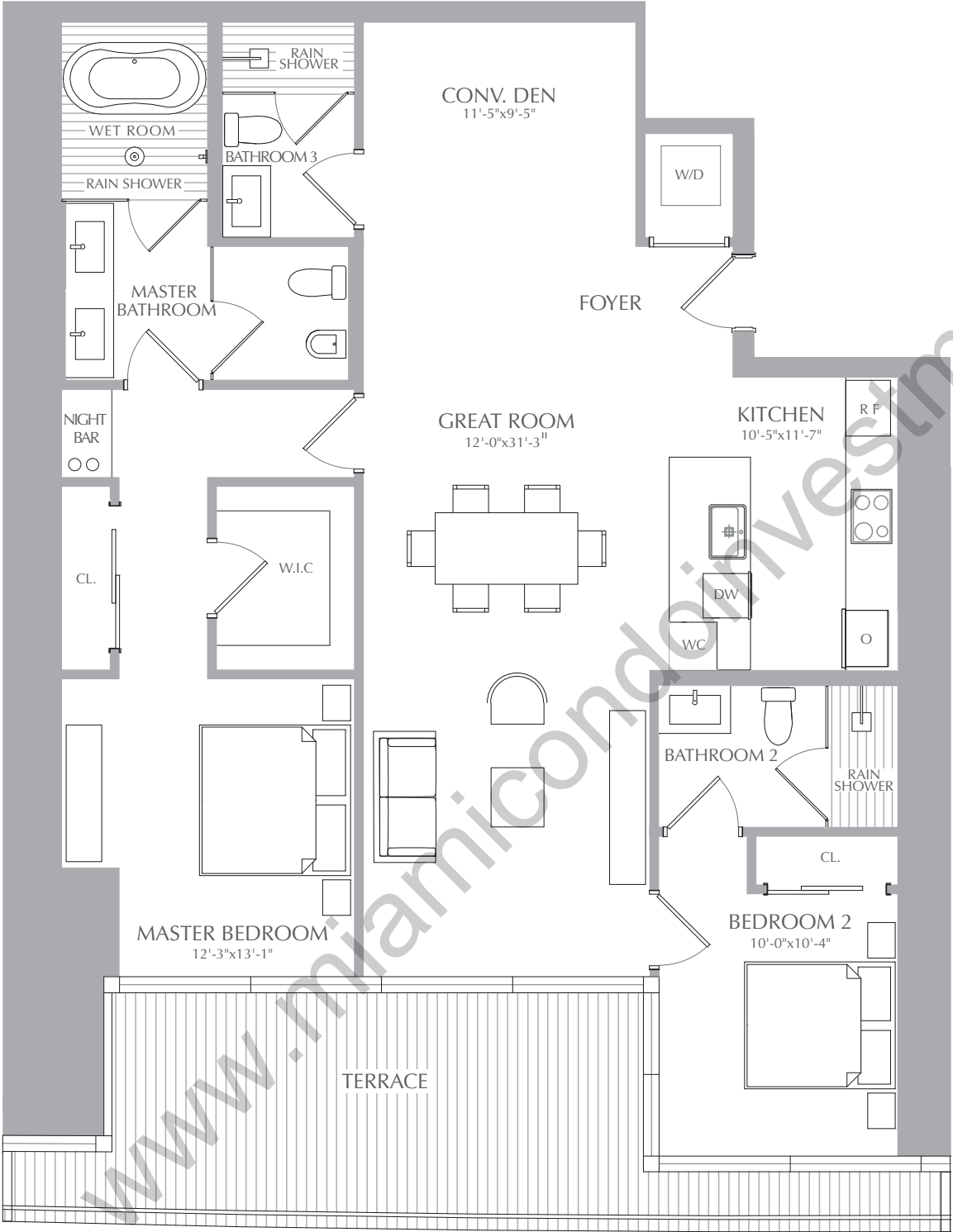
RESIDENCES
at
300 BISCAYNE BOULEVARD WAY
MIAMI

RAIN SHOWER

CONV. DEN
11'-5"x9'-5"

WET ROOM

W/D

RAIN SHOWER

BATHROOM 3

FOYER

MASTER BATHROOM

NIGHT BAR

GREAT ROOM
12'-0"x31'-3"

KITCHEN
10'-5"x11'-7"

R F

CL.

W.I.C

DW

WC

O

BATHROOM 2

RAIN SHOWER

CL.

MASTER BEDROOM
12'-3"x13'-1"

BEDROOM 2
10'-0"x10'-4"

TERRACE

BISCAYNE BOULEVARD WAY

MIAMI RIVER

LEVEL 9
SOUTH ELEVATION

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
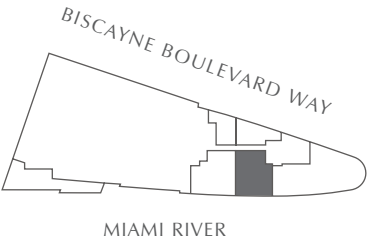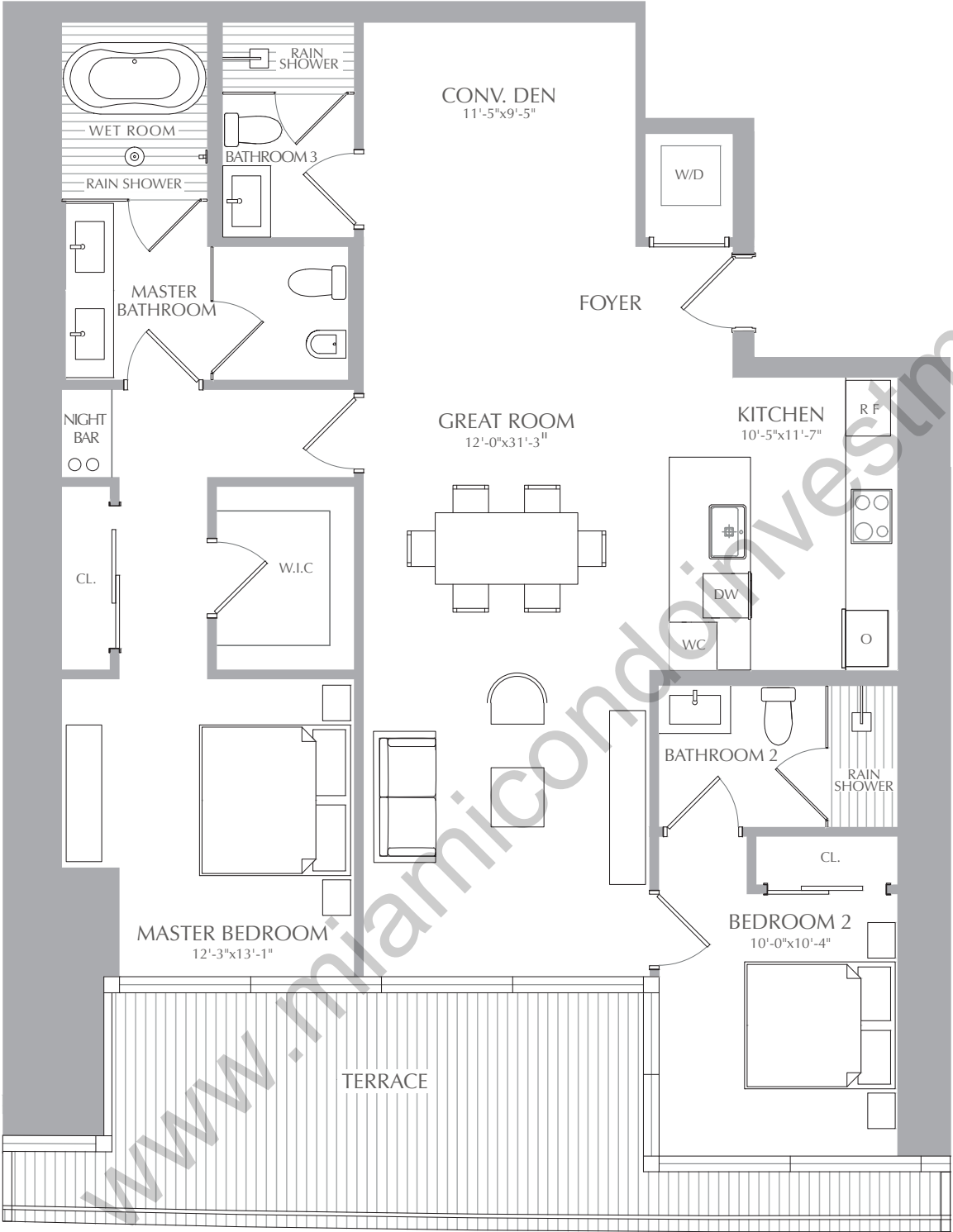
RESIDENCES

at

300 BISCAYNE BOULEVARD WAY
MIAMI

N

RAIN SHOWER

WET ROOM

BATHROOM 3

RAIN SHOWER

MASTER BATHROOM

CONV. DEN
11'-5"x9'-5"

W/D

FOYER

NIGHT BAR

CL.

W.I.C

GREAT ROOM
12'-0"x31'-3"

KITCHEN
10'-5"x11'-7"

R F

DW

O

WC

MASTER BEDROOM
12'-3"x13'-1"

BATHROOM 2

RAIN SHOWER

CL.

BEDROOM 2
10'-0"x10'-4"

TERRACE

BISCAYNE BOULEVARD WAY

MIAMI RIVER

LEVEL 10
SOUTH ELEVATION

RIVER RESIDENCES
RESIDENCES 02
LEVEL 11

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
M I A M I

N

RAIN SHOWER

CONV. DEN
11'-5"x9'-5"

WET ROOM

BATHROOM 3

W/D

RAIN SHOWER

MASTER BATHROOM

FOYER

NIGHT BAR

GREAT ROOM
12'-0"x31'-3"

KITCHEN
10'-5"x11'-7"

R F

CL.

W.I.C

DW

O

WC

BATHROOM 2

RAIN SHOWER

CL.

MASTER BEDROOM
12'-3"x13'-1"

BEDROOM 2
10'-0"x10'-4"

TERRACE

BISCAYNE BOULEVARD WAY

MIAMI RIVER

LEVEL 11
SOUTH ELEVATION

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.
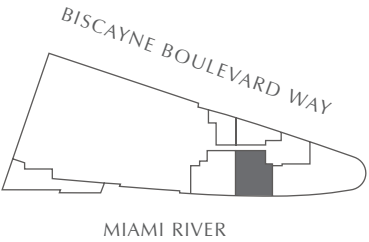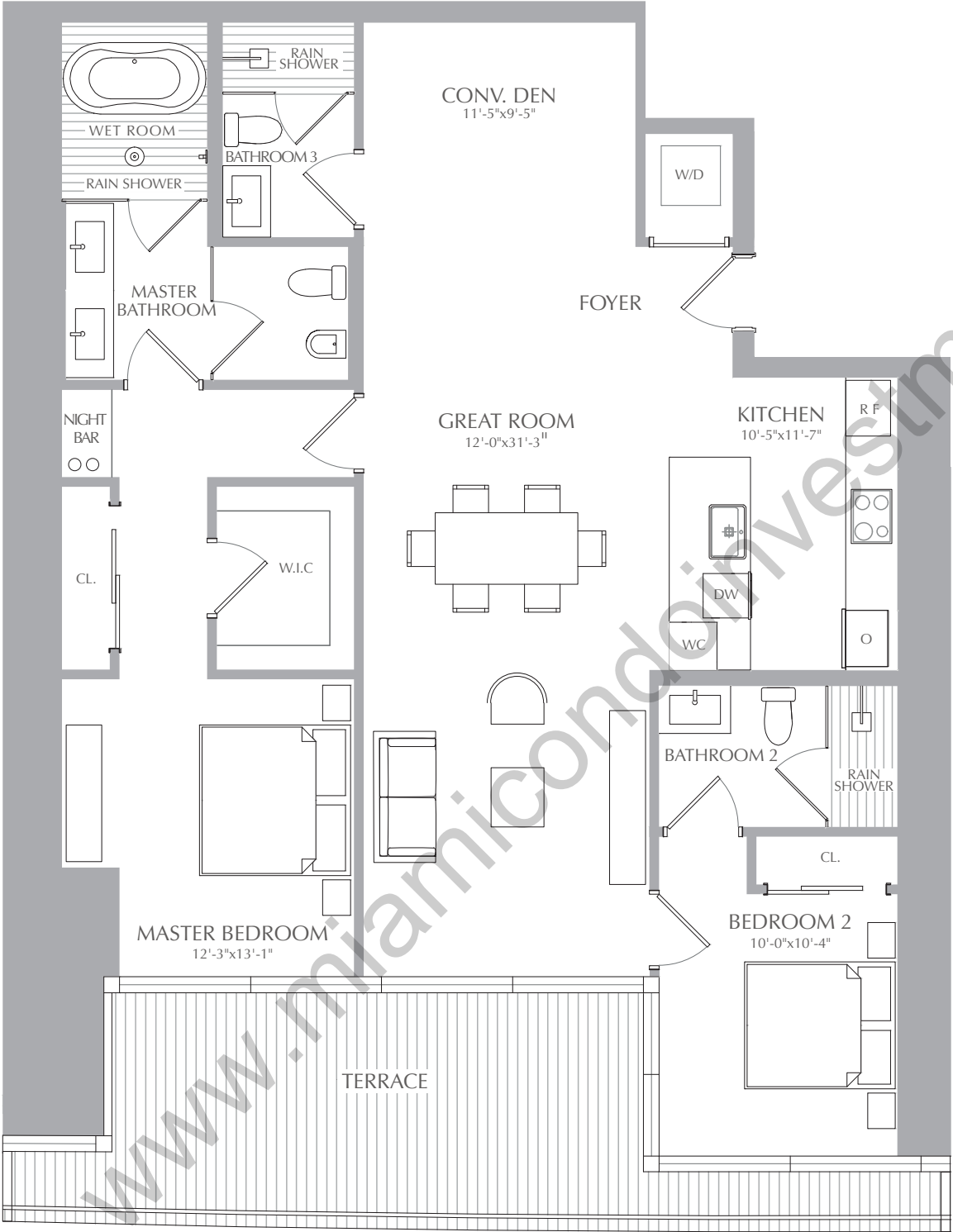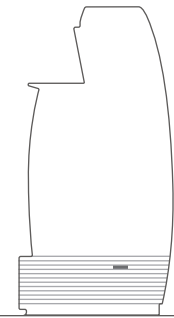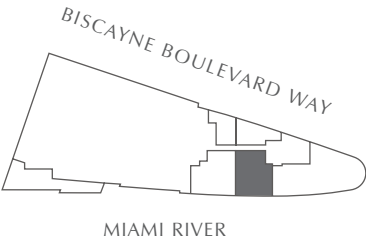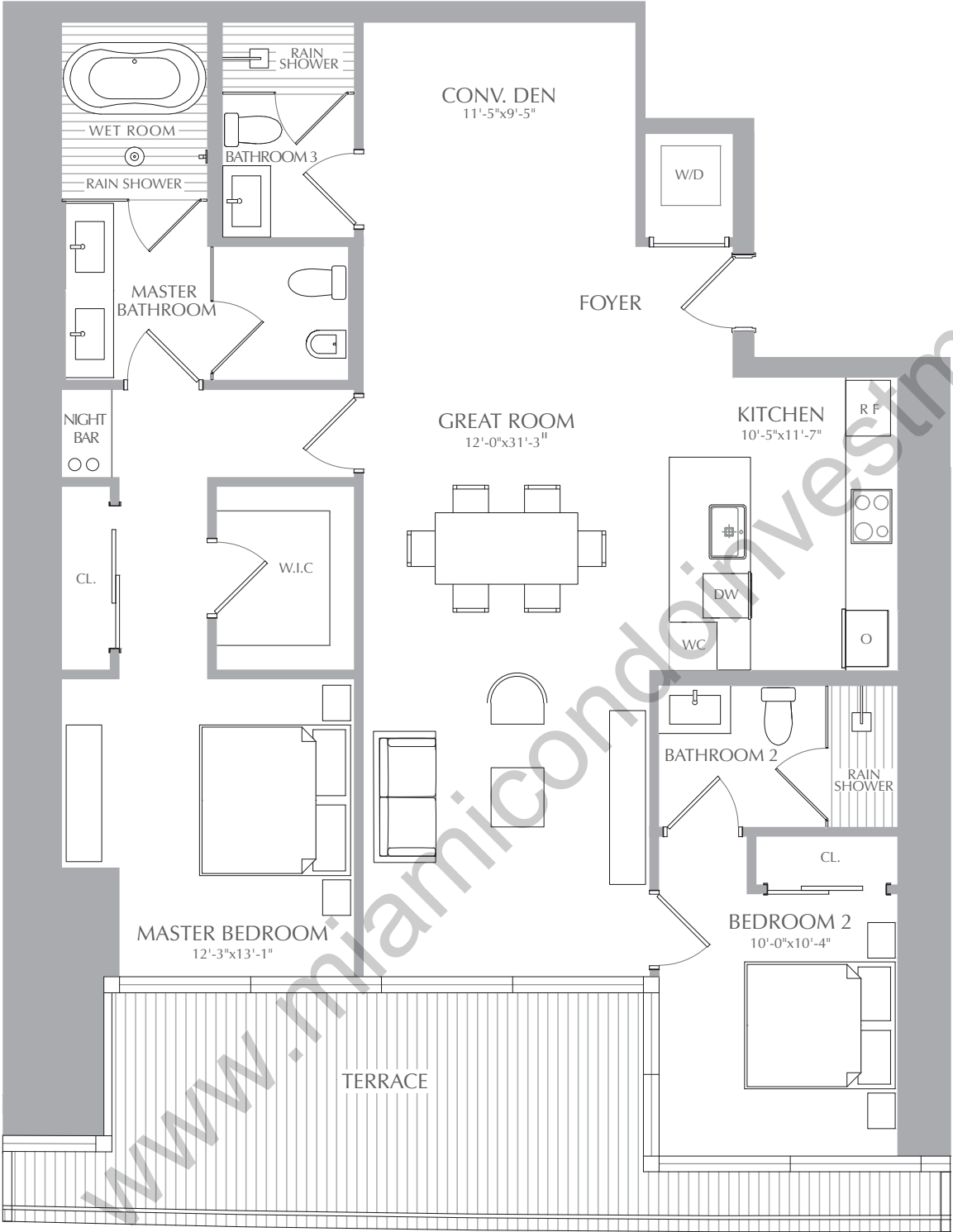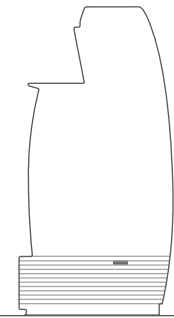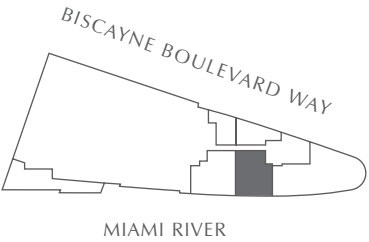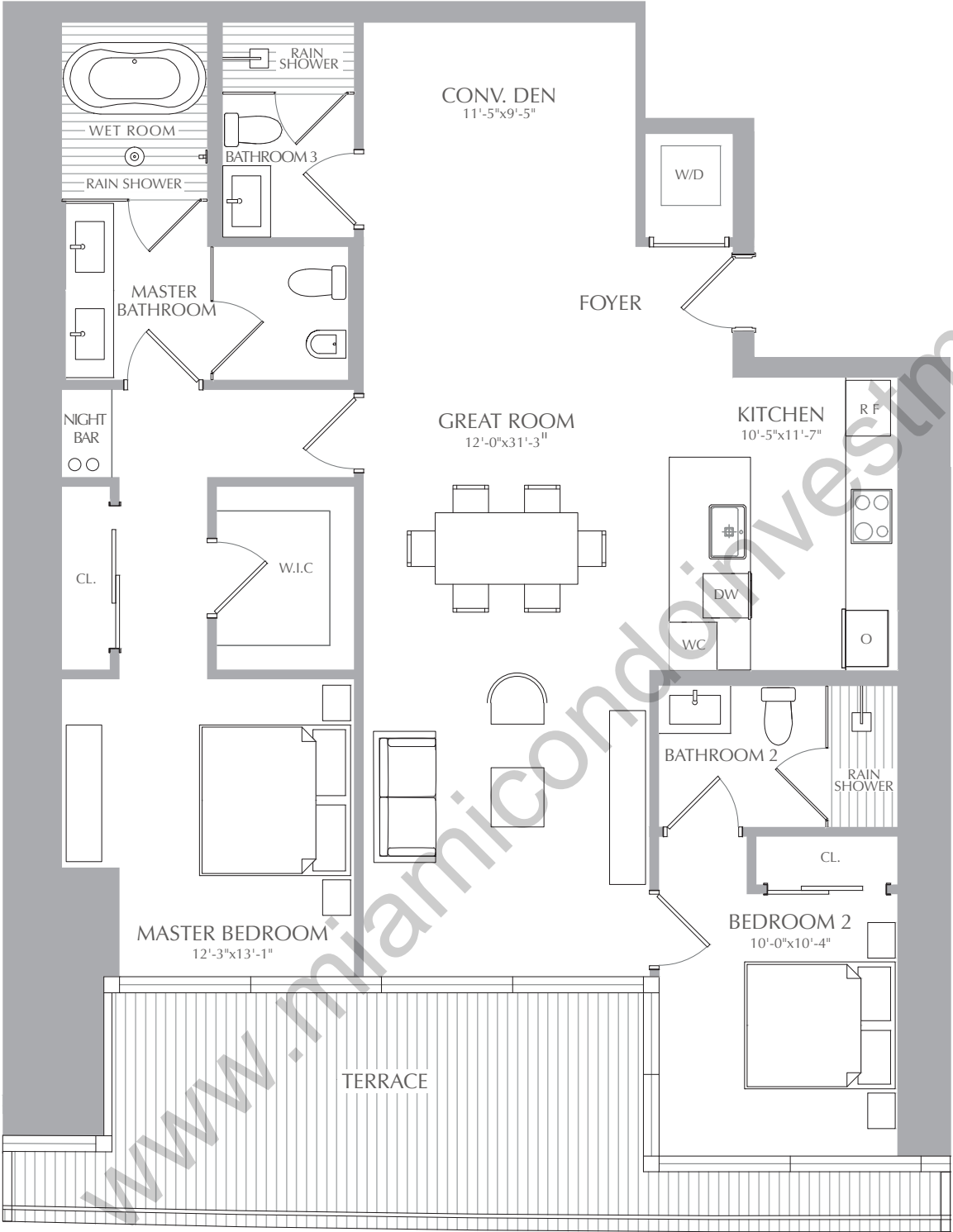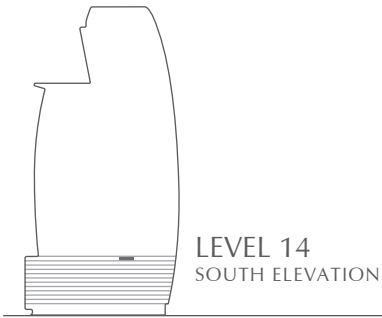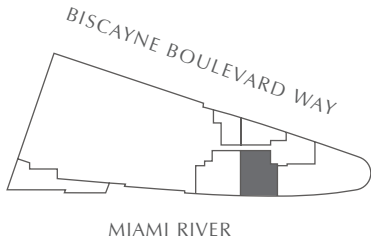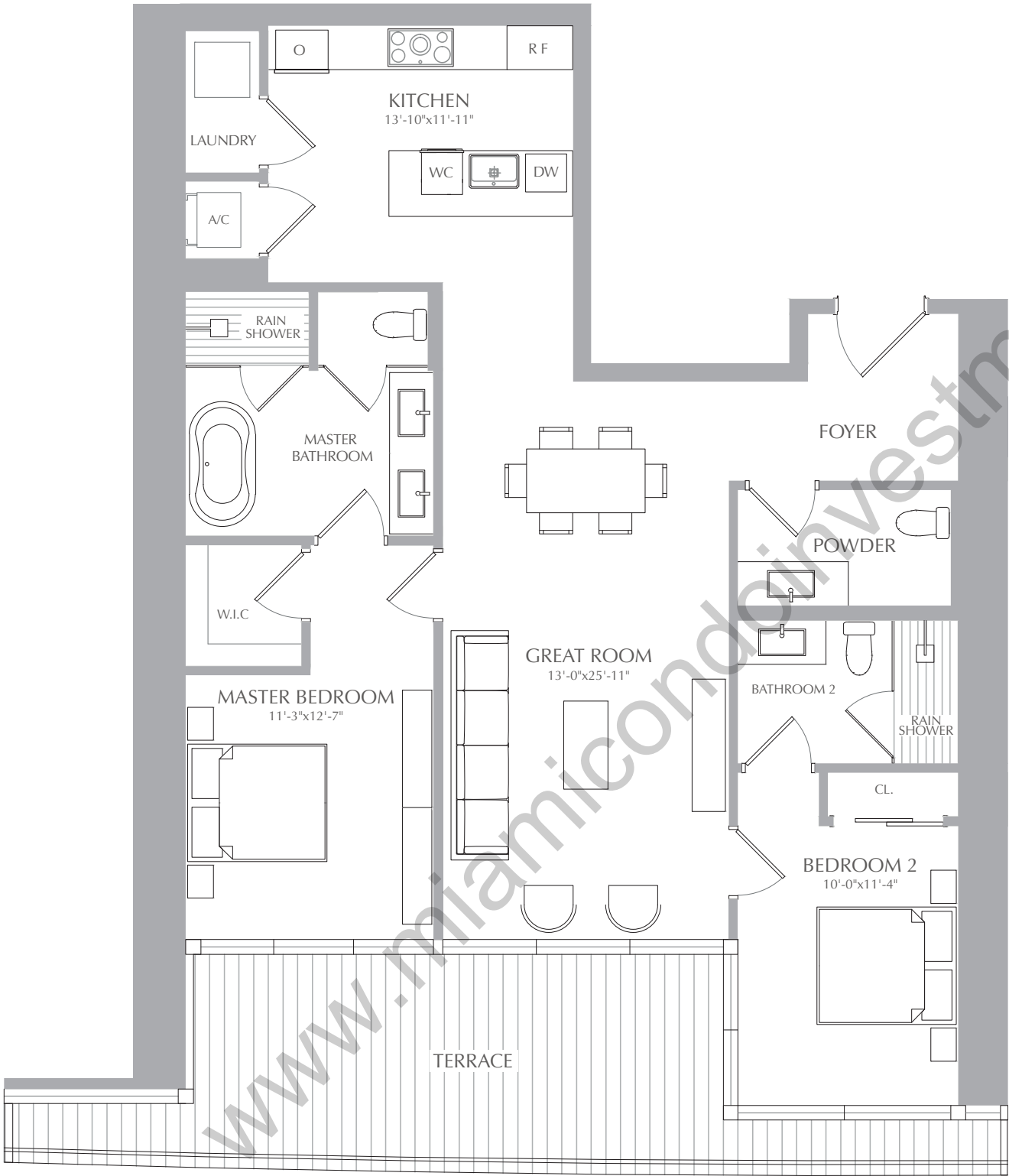TOTAL: 1,773 SQ. FT. 165 SQ. M.

ASTON MARTIN

RESIDENCES
at
300 BISCAYNE BOULEVARD WAY
MIAMI

N

WET ROOM

RAIN SHOWER

RAIN SHOWER

BATHROOM 3

CONV. DEN
11'-5"x9'-5"

W/D

MASTER BATHROOM

FOYER

NIGHT BAR

CL.

W.I.C

GREAT ROOM
12'-0"x31'-3"

KITCHEN
10'-5"x11'-7"

R F

DW

O

WC

BATHROOM 2

RAIN SHOWER

CL.

MASTER BEDROOM
12'-3"x13'-1"

BEDROOM 2
10'-0"x10'-4"

TERRACE

BISCAYNE BOULEVARD WAY

MIAMI RIVER

LEVEL 12
SOUTH ELEVATION

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 4,369 SQ. FT. 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.

RIVER RESIDENCES
RESIDENCES 02
LEVEL 14

2 BEDROOMS
2.5 BATHROOMS

INTERIOR:	1,374 SQ. FT.	128 SQ. M.
EXTERIOR:	299 SQ. FT.	28 SQ. M.
TOTAL:	1,673 SQ. FT.	156 SQ. M.

ASTON MARTIN

RESIDENCES
at
300 BISCAYNE BOULEVARD WAY
MIAMI

N

KITCHEN
13'-10"x11'-11"

LAUNDRY

A/C

O

RF

WC

DW

RAIN SHOWER

MASTER BATHROOM

W.I.C

MASTER BEDROOM
11'-3"x12'-7"

FOYER

POWDER

GREAT ROOM
13'-0"x25'-11"

BATHROOM 2

RAIN SHOWER

CL.

BEDROOM 2
10'-0"x11'-4"

TERRACE

BISCAYNE BOULEVARD WAY

MIAMI RIVER

LEVEL 14
SOUTH ELEVATION